

ORDINANCE NO. 2018-O-539**AN ORDINANCE OF THE CITY OF JONESTOWN, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN IN ORDER TO UPDATE THE SAME AND ITS FUTURE LAND USE MAP; PROVIDING FOR CONFLICTS, SEVERANCE, EFFECTIVE DATE AND PROPER MEETING**

WHEREAS, state law provides in Chapter 213, Local Government Code, that a municipality may adopt a comprehensive plan for the long-range development of the municipality; and

WHEREAS, Sec. 211.004, Local Government Code, provides that a municipality's zoning regulations must be adopted in accordance with a comprehensive plan; and

WHEREAS, the City of Jonestown adopted a comprehensive plan in 2002 that was subsequently updated in 2005; and

WHEREAS, the Planning and Zoning Commission of the City has updated the current plan, has held public hearings to give the public the opportunity to give testimony and present written evidence concerning the updated plan, and has made recommendations to the City Council for amending and updating the land use component of the comprehensive plan and the City's future land use map;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESTOWN, TEXAS, THAT:

Section 1. Adoption of Findings of Fact. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. The City of Jonestown's Comprehensive Plan land use component is hereby amended by replacing the same with the Land Use Plan and Future Land Use Map that are attached hereto as Exhibit "A."

Section 3. Amendment of Conflicting Ordinances. Any ordinance now in effect that is in conflict with the contents of this Ordinance is hereby amended to the extent of such conflict and to give effect to the terms of this Ordinance.

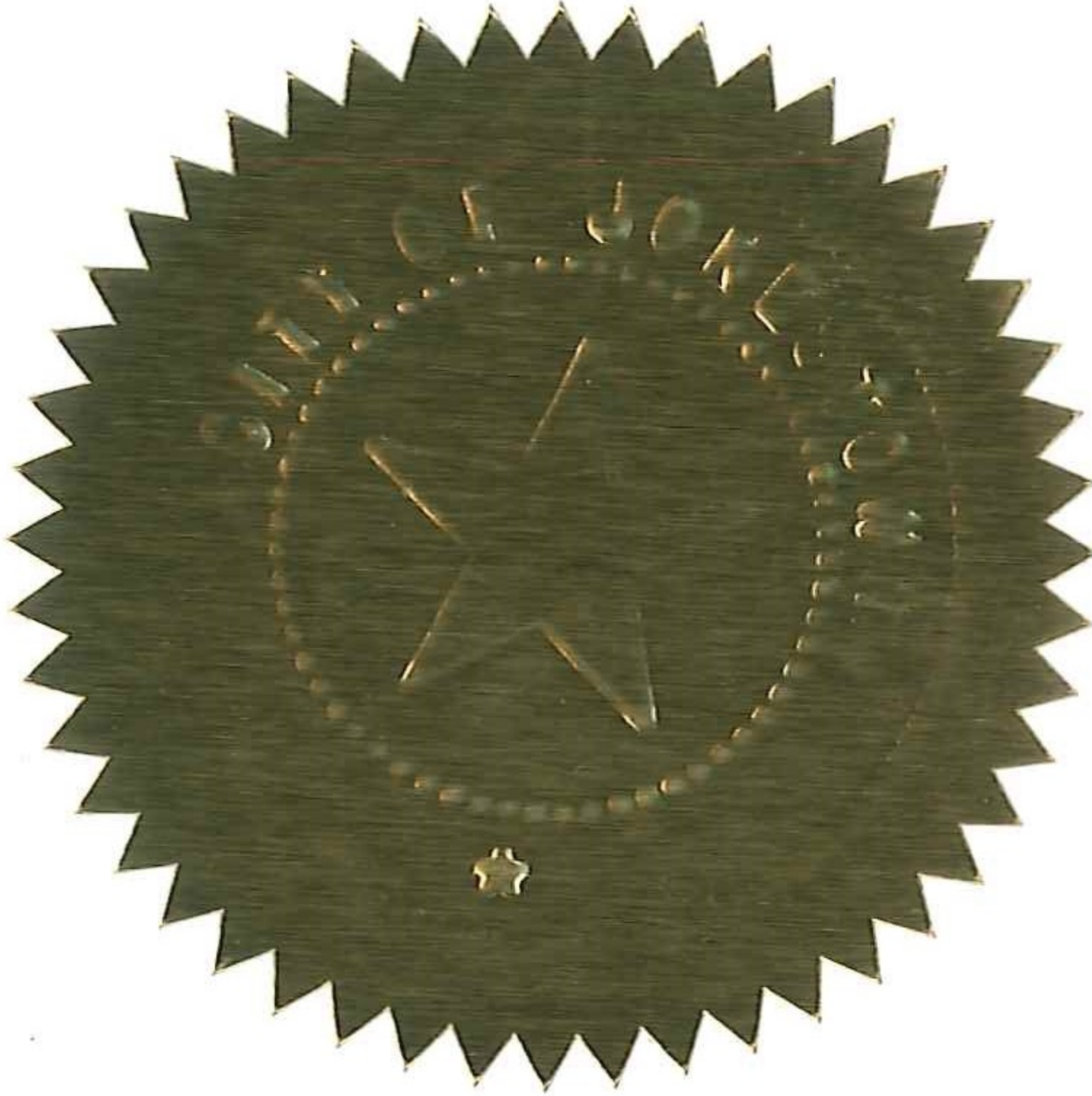
Section 4. Severability. In the event any part of this Ordinance is found to be ineffective as unconstitutional, or unenforceable, the remaining parts shall remain in full force and effect as if the ineffective part no longer existed as part of the Ordinance.

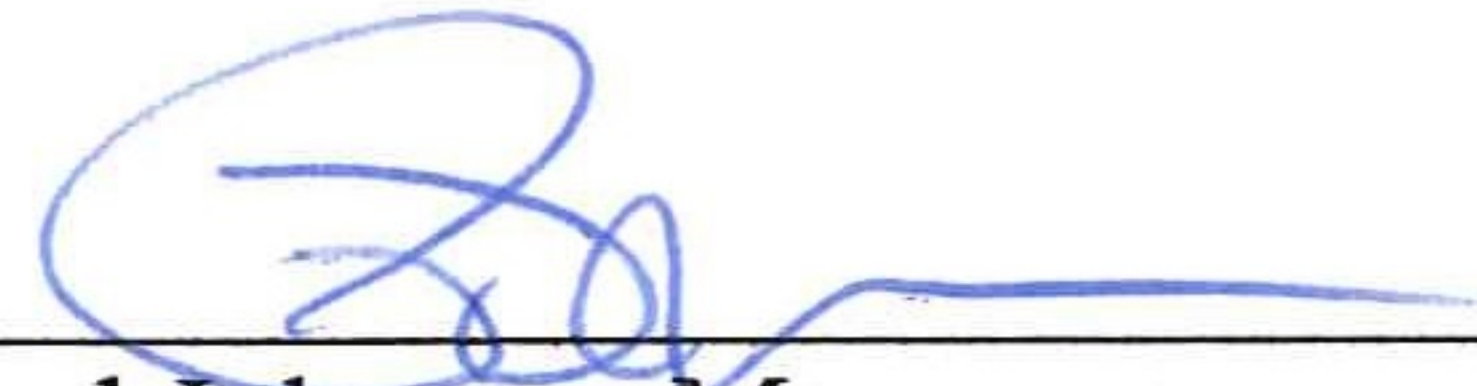
Section 5. Effective Date. The amendments contained in this Ordinance shall become as of the date of its adoption and approval.

Section 6. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

ADOPTED AND APPROVED on the 8th day of November, 2018.

CITY OF JONESTOWN





Paul Johnson, Mayor

ATTEST:



Rachel Austin, City Secretary

Table of Contents

1	Goals & Objectives	1-1
1.1	The Purpose of Planning.....	1-1
1.2	Community Input	1-1
1.3	Summary of Recommendations.....	1-3
1.1	Appendix 1A: Online Survey Summary	1-5
2	Population Analysis	2-1
2.1	Highlights	2-1
2.2	Conditions & Forecast	2-3
	Appendix 2A: Population Forecast	2-10
3	Housing Study	3-11
3.1	Highlights	3-11
3.2	Context: History & Community Input.....	3-2
3.3	Inventory & Forecast	3-2
3.4	Key Housing Considerations	3-8
3.4.1	Create design guidelines	3-8
3.4.2	Adopt a Future Land Use Map in 2017	3-10
3.4.3	Substandard homes need to be renovated or replaced	3-12
3.5	Implementation Plan.....	3-18
3.6	Appendix 3A: Detailed Housing Data	3-20
3.7	Appendix 3B: Housing Affordability Calculations.....	3-22
3.8	Appendix 3C: Community Housing Organizations and Grant Programs	3-24
3.8.1	Services Currently Available/Active in Jonestown	3-24
3.8.2	Grants/Loans and Organizational Resources Available to the City	3-25
3.8.3	Grants/Loans and Organizational Resources Available to Residents	3-27
4	Land Use Study	4-1
4.1	Highlights	4-1
4.2	Context: History &	4-1
	Community Input	4-1
4.3	Inventory & Forecast	4-3
4.4	Key Land Use Considerations.....	4-7
4.4.1	Adopt Future Land Use Map to support the city's desired development patterns	4-7
4.4.2	Create a Town Center District Plan.....	4-9
4.4.3	Create a Scenic View Plan	4-12
4.4.4	Adopt a Floodplain Overlay District.....	4-18
4.5	Implementation Plan.....	4-19
4.6	Appendix 4A: Land Use Methodology	4-21

List of Tables

Table 1A: Key Recommendations of the Planning Study	1-3
Table 2A: Population Growth	2-1
Table 2B: Population by Race & Ethnicity, 2000 - 2010	2-3
Table 3A: Condition and Occupancy Rates of Jonestown Homes	3-3
Table 3B: Condition and Occupancy Rates of Multifamily Housing	3-4
Table 3C: Future Housing Needs	3-7
Table 3D: Code enforcement: Who can help?	3-17
Table 3E: Implementation Plan 2017-2027	3-18
Table 3A.1: Housing Condition Survey Classifications and Criteria	3-20
Table 3A.2: Housing Data from Windshield Survey	3-21
Table 3B.1: Housing Tenure Data, 2017	3-22
Table 3B.2: Median Household Income and Housing Values	3-23
Table 4A: Existing Land Use (2005) Within the City Limits	4-2
Table 4B: City Land Use, Existing and Future Proposed	4-6
Table 4C: Future Land Use Classifications in order of Acreage	4-6
Table 4D: Future Land Use Classifications	4-8
Table 4E: 2027 Population and Housing Projections	4-9
Table 4F: Form-Based zoning considerations for a Town Center District	4-11
Table 4G: Implementation Plan	4-19
Table 4A.1: Land Use Classifications	4-21
Table 4A.2: Detailed Land Use Tabulation	4-21

List of Charts

Chart 2A: Population Change 1960 – 2010	2-3
Chart 2B: Population by Age Group, 2000 – 2010	2-4
Chart 2C: Growth Scenario 1: Jonestown Population 1990 – 2037	2-6
Chart 2D: Growth Scenario 2: Jonestown Population 1990 – 2037	2-7
Chart 2E: Growth Scenario 3: Jonestown Population 1990 – 2037	2-8
Chart 3A: Houses by Condition (all types), City	3-3
Chart 3B: Houses by Type, City	3-3
Chart 3C: Renters vs. Owners by Age	3-5
Chart 4A: Land Use Percentages in the City	4-4

List of Figures

Figure 2A: Total Net Migration Flows for Travis County, TX: U.S. Census 2010-2014 Data	2-2
Figure 4A: Soil Types & Buildability	4-5
Figure 4B: Hill Country Association Do's and Don'ts of Outdoor Light Fixtures	4-15
Figure 4C: Standard subdivision	4-18
Figure 4D: Cluster subdivision	4-18

1 GOALS & OBJECTIVES

1.1 The Purpose of Planning

This study is an update to the 2006 Comprehensive Plan, the 2013 Goals Update, and the actions taken as a result of the Goals Update. For detailed information about the history and geography of Jonestown, and the Vision for the City of Jonestown adopted in 2013, please refer to the earlier documents.

A planning study is a document that articulates a vision for the future of a community and outlines a set of goals, objectives, and actions to achieve the desired vision. It provides guidance to city staff, leaders, decision makers, property owners, businesses, developers, and residents in the choices and decisions they make.

This planning study examines population, housing, land use and economic development. The plan will:

- Provide an analysis of current conditions based on on-site field work and data collection;
- Identify specific goals and actions to help achieve the vision;
- Provide a framework for policy decisions and physical development;
- Cover a time frame of 10 years; and
- Integrate with other planning documents, studies, and initiatives carried out by the city and region.

The planning study represents not only a sophisticated set of data about a city but also a set of priorities and specific projects established by the community that the city's leadership can use to guide the city into the future.

1.2 Community Input

The planning team, including city staff and GrantWorks, Inc., provided several outlets for Jonestown residents to be involved, including:

- A kickoff public hearing held on February 7, 2017

- An online survey published from January to March 2017
- A charrette-style workshop held on March 6, 2017



Residents discuss land use and the central business district at the workshop on March 6, 2017.

The first public hearing introduced the planning process and sought to gather feedback on issues covered in the planning study. The second meeting offered a charrette-style workshop, with group exercises and presentations. This meeting provided an overview of current conditions (i.e. housing types, numbers and current conditions) a summary of the feedback from the first meeting and online survey, and aimed to fine tune the goals, objectives and vision of the community.

Results of Community Input

Jonestown Gateway to the Hill Country

Guiding principles:

- Improve safety on FM 1431
- Enhance commercial development
- Preserve the Hill Country scenery
- Improve parks and trails
- Maintain a unique identity

Preserve/Achieve	Natural beauty <ul style="list-style-type: none"> ■ Hill Country ■ Lake ■ Vistas More commercial development <ul style="list-style-type: none"> ■ Restaurants/bars/cafes ■ Cultivate small, local businesses Better parks and trails <ul style="list-style-type: none"> ■ Improve access to parks Make Jonestown better for pedestrians <ul style="list-style-type: none"> ■ Make FM 1431 safer ■ Install a traffic light at Park Dr and FM 1431 intersection
Eliminate/Avoid	Over-development <ul style="list-style-type: none"> ■ Preserve quaint feel of Jonestown ■ Avoid large-scale, homogenous housing developments Industrial uses <ul style="list-style-type: none"> ■ Auto repair shops

The results of the online summary can be found in *Appendix 1A*, and the detailed response summary can be found in the Digital Appendices of this plan.

1.3 Summary of Recommendations

The table below summarizes the goals of each chapter in this planning study. While these goals represent the core action items recommended by this planning study, please refer to each chapter for more recommendations and information.

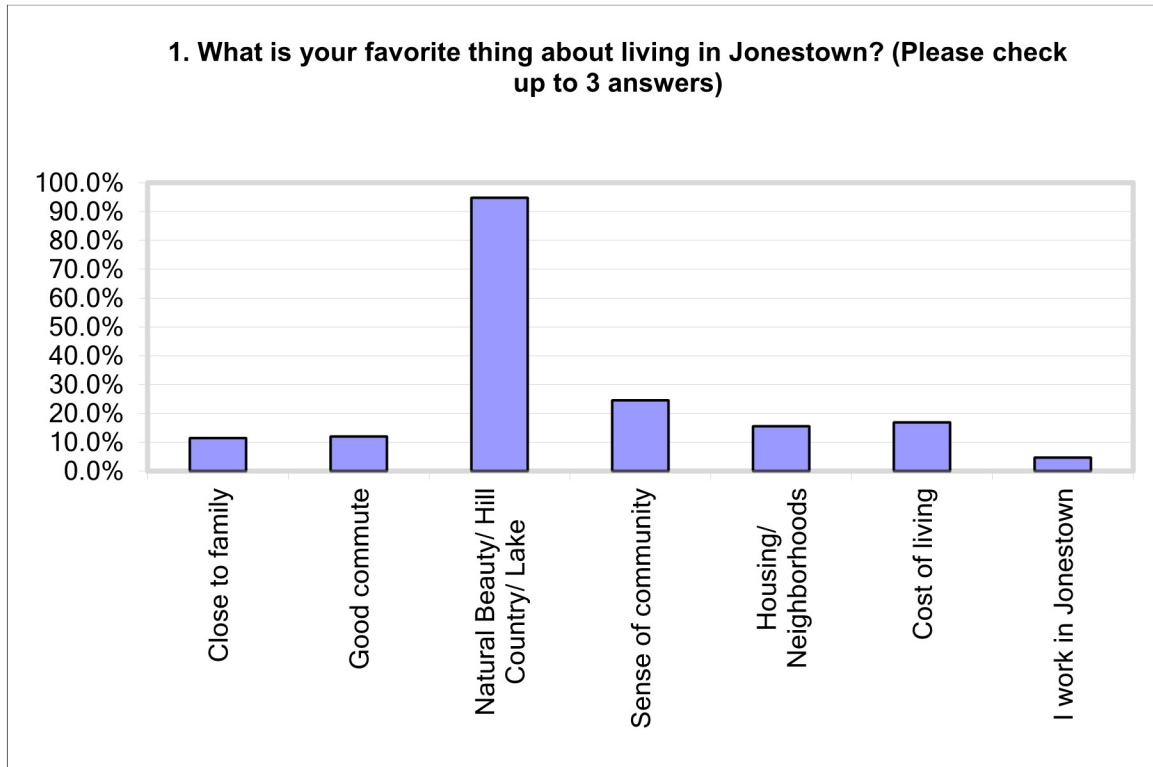
Table 1A: Key Recommendations of the Planning Study

	Discussion Page
Housing Goals	
<i>Create design guidelines for new residential development to maintain a small City feel of charm and quaintness</i>	3-8
<i>Adopt a Future Land Use Map</i>	3-10
<i>Encourage development to renovate or replace substandard housing</i>	3-12
Land Use Goals	
<i>Adopt a Future Land Use Map</i>	4-7

<i>Update zoning regulations to include classifications identified in future Land Use Map</i>	4-
<i>Establish a Town Center District as a local visitor destination</i>	4-
<i>Create a Scenic View Corridor Overlay to preserve valued views of hills and lake</i>	
<i>Create an Environmental Overlay for floodplains and steep slopes to diminish harm from flooding and erosion.</i>	4-
<i>Develop and adopt a Dark Skies Ordinance</i>	

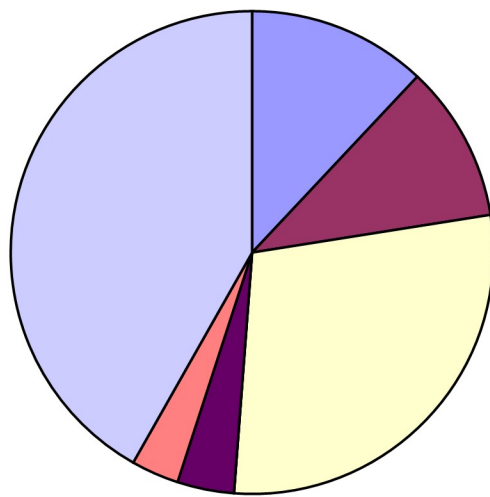
1.1 Appendix 1A: Online Survey Summary

An online survey, created using Survey Monkey, was live for approximately three months. 347 participants filled out the 12-question online survey. The summary below represents these responses¹.

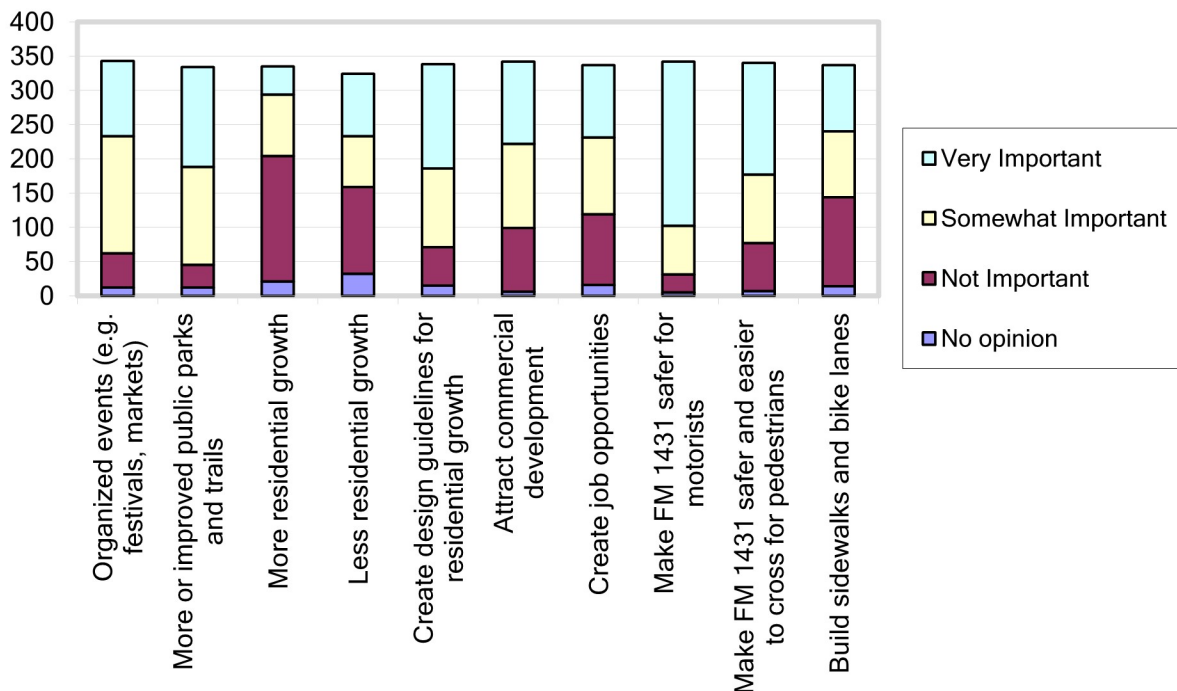


¹ Any and all inappropriate or offensive comments were omitted.

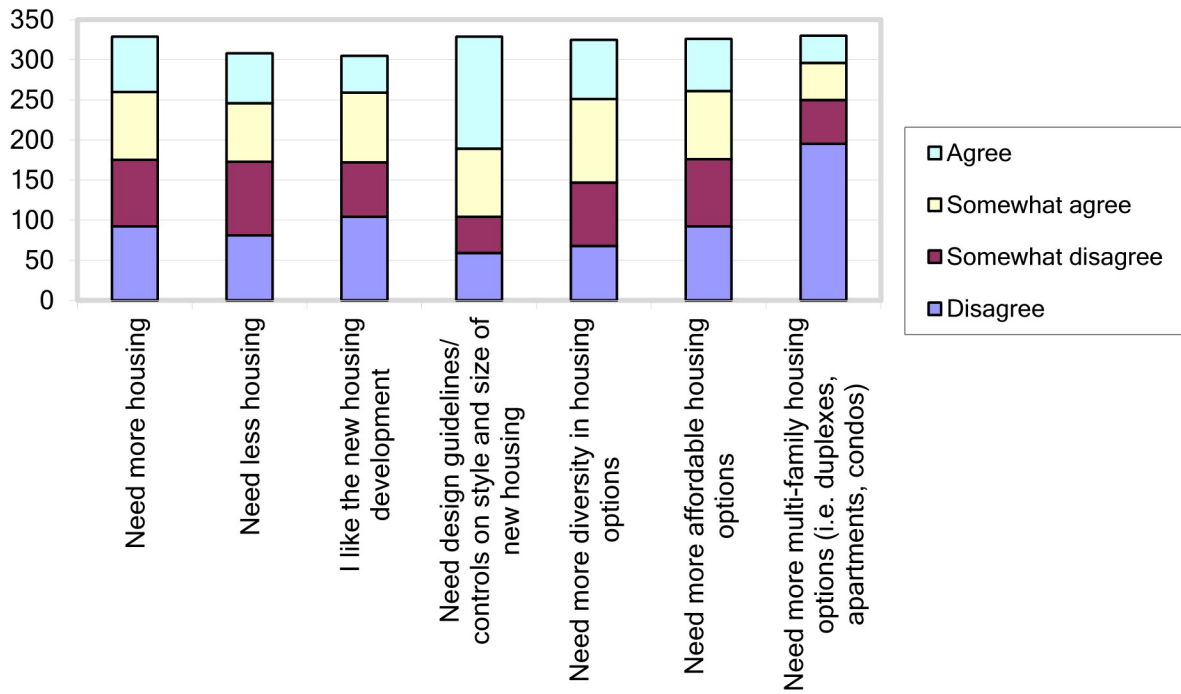
2. Where do you work?



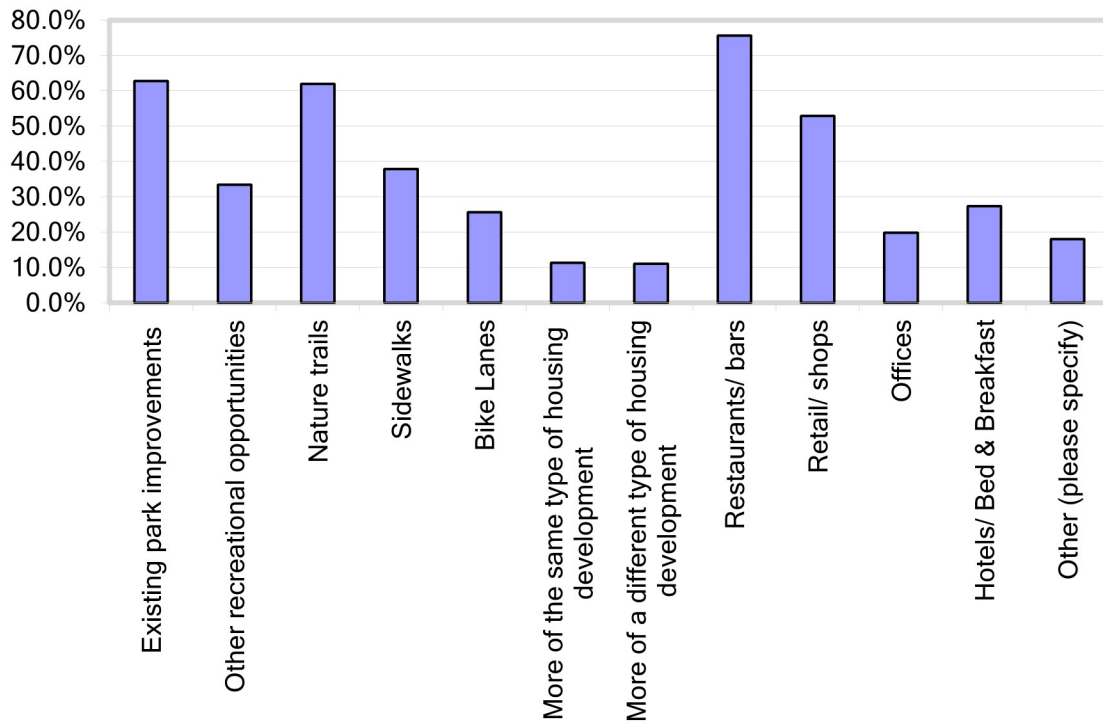
3. How important are the following goals for Jones town?



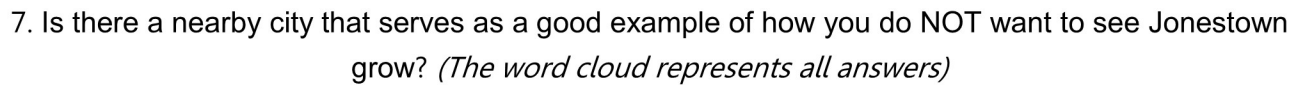
4. How do you feel about residential development in Jonestown?



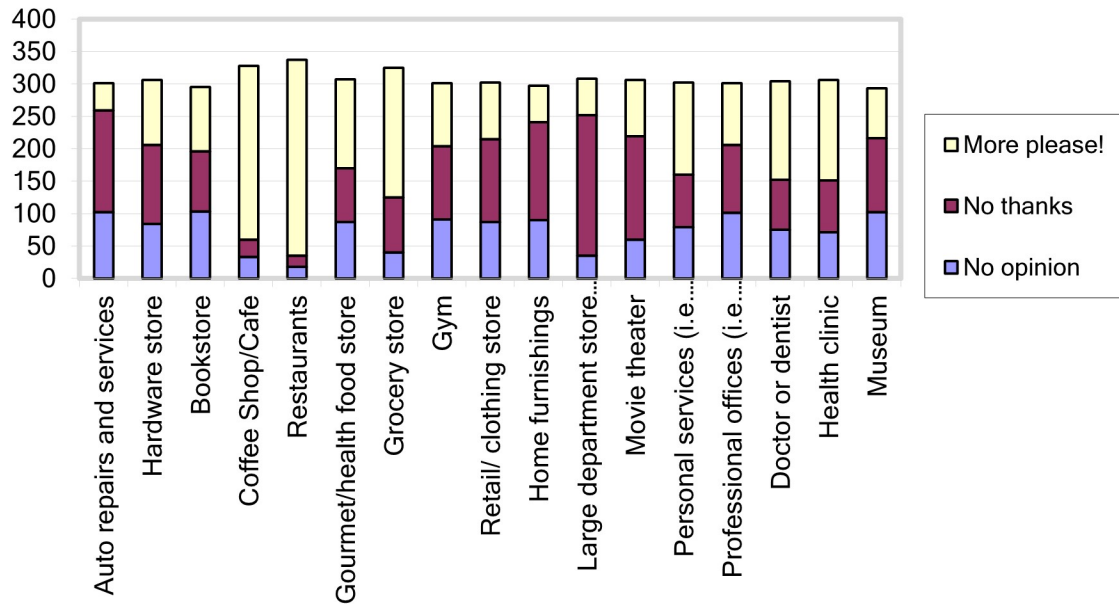
5. Mark the type of development you would like to see occur in Jonestown.



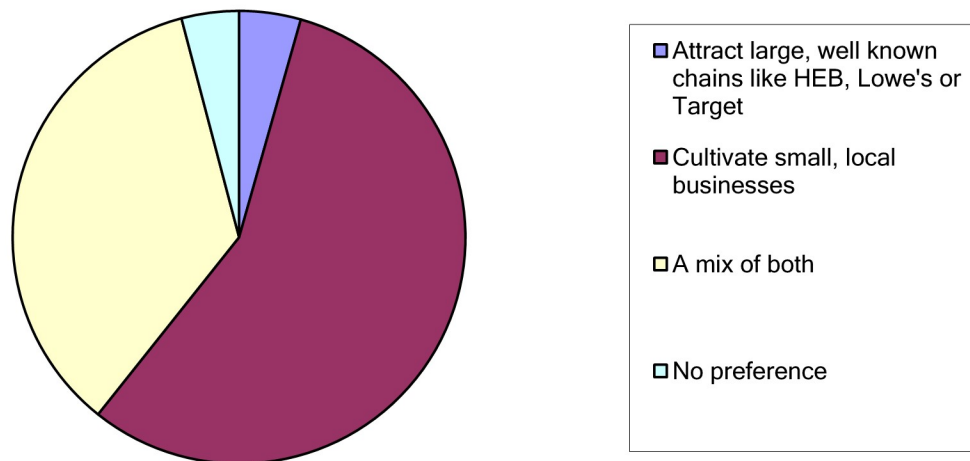
6. Is there a nearby city that serves as a good example of how you want to see Jonestown grow? *(The word cloud represents all answers)*



8. What kinds of businesses would you like to see more of in the City in the future?



9. What type of commercial development would you prefer to see in Jonestown?



10. What changes in Jonestown are you excited about?

I like the flowers and landscaping along 1431.
I have seen any changes except for the lake being full of water. I really enjoy every single activity, festival, cookouts and the recent fishing tournament. I would like to see the return of musical festivals and monthly bulk trash pick ups in the park. And the fact Jonestown is asking question and listening to community members feedback is a huge step forward to economic development.
What changes are coming?
Good city management, good police, reasonable tax rate and good budgeting
Opportunities for improving city life, now that the lake level is back up.
I hope to see Jonestown solidify it's identity as "different" from suburbs, more nature, more art....less of the same old corporate growth.
Nature trails park development
Stick with residential, enough commercial development nearby.
I haven't noticed any changes in a while.
Growth
Updated trails
Getting Sewer will make a huge difference especially for the businesses that want to survive here
Traffic signal to slow down traffic
Railway to cedar park for connections to airport
more restaurant and entertainment options
Parks
Good mix of residential and commercial development accomodating the growing community needs in a prosperous and attractive way promoting a healthy economic environment and attractive desirable residential community.
I am not excited about Jonestown. I am saddened by my interactions with the city on all levels. I cannot currently recommend my fiends to invest in Jonestown.
What changes?
Trails, art in park
Controlled growth
More restaurants
Te expansion of 1431
Bird sanctuary
Improving the safety of 1431. Would love to see more turn lanes/medians for safer transition off and on 1431.
Library having e-books, and It was nice to have a restaurant, but it's gone.
Recently repaved roads in reeds park neighborhood would be nice to extend to Adrian way and others to promote housing development
Expected growth of more services coming from recent housing developments
A united community.
Noticed the signage. That's good. Things that show community like festival. Passage of EMS on ballot. Can always use strong police and EMS.
Jones Brother Park is nice
I don't know of any significant changes
You guys are cleaning in up. I like it!
I think that 1431 since the widening project was completed is really good, I would like to see bike and pedestrian lanes along side it, but it is a big improvement.
I would like to see a floating bar/restaurant/fuel dock/fishing tackle shop.
Sewer, light retail shops, farmers markets, restaurants,

The growth of pleasant, unique neighborhoods leaving the nature and beauty to surround, and not apartments and subdivisions with no respect or care for the beauty of the area (such as Travisso clearing every tree & cedar park with the massive influx of apartments squished in)
Commercial growth
None.
Possibility of a new large housing development.
The market near the new Travisso development I'm talking to you
I am not aware of any changes other than recent road improvements.
Growth along 1431
NO COMMENTS
None
Love our Jones Brother's Park!
More parks
There is tremendous opportunity knocking on our doorstep. I am hopeful that we will be lowering barriers to development in the near future.
If planned properly, Jonestown has the potential of being a destination city with a thriving population.
Upgrades in general. Transitioning from taverns and gas stations to a Hill Country gem with a meaningful reason to visit
I would like to see a good Health food grocery store like Natural Grocers
no opinion
More restaurants
Traffic signal at Park and 1431
I would like to see Jonestown become somewhat of a tourist destination with unique shopping, restaurants, and lake activities (kayak/boat rental etc.) More festivals
Sewer
None, all changes will raise taxes. Low taxes are important to my family.
The Austin community is coming our way. May take some time but there are few other options other than NorthWest. Let's be ready with a comprehensive plan to make the most for our community.
The Canyon Lands trail system
Wish we had a nice farmer's market on the weekends.
nothing
A public sewer system to allow businesses and residences the ability to get off septic.
none so far
Thank you for considering our thoughts and opinions.
We'd love to see a pool or a kids splash pad. A grocery store would be nice. Heb pantry. Something smaller. Not too big.
Slowing down the out of control speeding motorists on 1431
Traffic light into big development Travisso... yeah. We were going to get more people killed there.
Brush week is a great benefit
More access to trails; community!!!!
Parks, more local events...movies in the park, music in the park. More things like the cajun fest.
Always appreciate the tree lighting and X-mas gathering, it's a great small town event
I will be excited to see very little change in Jonestown. It's perfect the way it is.
Traffic light by library
Sewer system for 1431 commercial district.
Leaving here if y'all continue to try and change it.
Starting to plan.
Not aware of any changes to be excited about.
park improvements

none at the moment I do for like the new material that was used on the road it is lose gravels on mant streets.
making it affordable and attractive for new restaurants to want to come to Jonestown
City Sewer, buried utilities
The new mayor; lake level. Most changes lately have unfortunately been negative - losing two restaurants.
Improving parks and beautification of Jonestown overall
I love the trail system that was started. I would really love to see it expand. It would be nice to connect all of our neighborhoods together with not only a walking trail but a trail in which golf carts could also drive on.
Wastewater plan because my property has 1431 access at West Lake Terrace. I would also like very much to see the enormous overgrowth of weeds and juniper trees removed from the areas where they flourish right next to the city streets and even obstruct the vision of drivers going up and down hills and around sharp curves. There is poison ivy growing almost all the way up to the street where I live. I have a survey, and it is on city property. I have to pay to have this removed, but I believe the city should take care of the poison ivy that is on the right of way.
HEB/WHOLE Foods
We need city sewer. We will never grow and expand our tax base without it.
Making 1431 safer
More events, better city cleanup and control of temporary signs, better reputation of police department, current mayor and city manager are starting to stabilize community, master planning is great-love the parks master plan! - now let's implement that!!
none at this time
Nothing
Raising property values.
na
sewer to commercial businesses along 1431
none of the above why fix what is not broke
Sewer
Growth through preservation of small business. Increasing hiking trails and updating the porta potty situation and investing in proper public bathrooms and recycle bins at park and around lake.
Waste treatment facility . Paving extinging dirt roads out here that people live off
City sewer
Not seeing much and very disappointed by the addition of a Tatoo parlor in the heart of the town
none
Possibility of a farmers market
Love the hike paths and park improvements as well as the home builders
None
The traffic light at Travisso and Lonesome Creek
-Bridge to connect both sides of town. Would help create sence of cohesiveness between both sides and mist important i could walk to visit friends. -Festival's -Move city offices allow for shops
A stop light on 1431. Travisso got one already.
Wastewater service
Traffic light, protect the swift cistern make it more of a marker. Bacones canyon land gateway. Retail that spotlights our wildlife and natural beauty.
Prefer NOT to change Jonestown.
Hoping we get sewage
none - I like JT the way it is - I wouldn't mind better pavement in our neighborhoods. the recent paving job is AWFUL! it was better before it got "improved" -- please make it like the pavement in the JB park!
Stop light Road improvements Park improvements
managed growth

cultural activities and events and improvements of public areas.
That the only restaurant left is Subway? Nothing to be excited about.
Stop lights.Lower the speed in and around Jonestown city limits. Its marked 45, but you can go 55. Slower thru town please.
I enjoy small town living - NO HOA
Bike trails and sidewalks and hiking etc and s Restaurants
More trails and parks, beautification of the town, changing the name of the town
Attracting small businesses.
Are there any changes?
Updating "downtown" to feel more like a quaint rustic hill country town like Fredericksburg or Boerne. The retail space looks uninviting to many.
Extra fire prevention
Beautification & infrastructure improvements
Having sanitation/water added to the city services. Real growth and local business can then survive and thrive.
Information exchange
more park development, local festivals, sidewalks
The Lake is full
Anything that reduces the tax burden of the residents.
Restaurants
Growth
Hopefully a new restaurant or eatery
New restaurants, shops, parks
Please do NOT tear down more trees for tacky strip malls or housing developments with bright lights. Better utilize/modernize the downtown development that already exists and then support the local businesses that move in there. Miss True Grits!!! Need cafes and sit down family restaurants. Not chains! Local flavor.
The coming grocery store
I love the parks/trails improvement, and the increase in special events that are unique to Jonestown, like the chimney sweep festival
I hope we get a traffic light near the library.
Parks and trails
Stop light on 1431 crossroad with Park rd.
NO CHANGES
Crosswalk
Wastewater infrastructure
Anything to make 1431 safer
City sewer
This survey is an indication that someone somewhere is concerned; that's a great start. I've lived here 20 years and seen little real change....except development of huge housing areas like Travisso that just make the 1431 traffic worse and more dangerous.
It is nice to see improvements to streets. With a tax rate higher than Cedar Park, one should expect more of these infrastructure improvements.
None. I have no knowledge of upcoming events. Meanwhile, I like living in a nice, quiet, small town. Please DO NOT turn Jonestown into a loud or wild type of town full of drunk people at night.

11. What do you think is the city's greatest challenge?

Thinking outside the box
Urban, high density development will ruin natural country feel
Keeping the natural beauty!
Too many old people that are set in their old mentality ways. Progress is coming one way or the other. It is better to plan ahead and do things right versus stick your head in the sand and hope it never happens. Bringing in a sewer system in regardless of what locals want is one of the best ways to bring in new businesses and double the residential homeowner tax base.
The fact that we have no sewer and are forced to be on expensive septic systems. Also, the speed in which people travel through our city is too high and not regulated enough.
1431 traffic
Building the property tax base
Getting consensus of residents of old and new Jonestown.
FIGHTING DEVELOPERS who will corrupt local government and consume any local cultural Jonestown has.
Current community home appearance
lack of sewage treatment
Meth and alcohol abuse
It's strength; cultivating that fantastic bedroom community, perfectly located with outstanding recreational opportunities.
Making 1431 crossable so people can walk down to Sandy Creek.
Effectively Growing the City and its needs.
lack of sewer system
City Sewer, not enough commercial support to bring the best types of businesses to our community
retail establishments needed
controlling growth in a responsible manner and matching business type to town atmosphere
Infrastructure
1) Honesty - Paying attention to what the citizens actually want per the survey, not what a few individuals are pushing for. 2) Truly preserving Jonestown's natural resources, from springs to native plants. Since Jonestown has had little previous development, it is a natural GEM. This is what Jonestown has to offer that other communities around Austin don't. This can correlate with parks planning. However, parks planning won't encompass native resource management unless this is a specific goal. 3) Preserving Green Belts. This is something that can never be reversed once it is developed. And, it's where people are looking to live - beautiful, public green spaces that they can enjoy without having to maintain a large property on their own. Look at how coveted properties that back up to green belts are in Austin.
Safety and traffic. Flooding caused after land scape changes made every time you bulid a new city office, fire dept and police department nothing is done to prevent run off caused by poor planning. My house needs a culvert or something due to elevation of road.
Sewer
We need sewer to all businesses and neighborhoods for any real type growth
The 1431 bottleneck prevents growth. How can the growth to the west get thru?
Revenue
The preservation and new development of low-income and affordable single-family housing planning and development. I fear stringent resident aesthetic requirements will lead to the loss of existing affordable housing stock.
Change
Traffic pattern development.
bad septic fields created by city guidelines much too lax in allowing septic fields put in too small of lot evidenced in houses from years ago and current new construction
No infrastructure to provide for anchor stores that would promote growth.

A sense of community for people who don't do drugs and drink!	
Taxes and thinking out of the box	
Funding	
sewers	
Run down properties, loose dogs, smoking	
	1431
Being priced out by property taxes, losing our night sky to the big developments	
FM 1431	
Access due to restrictions of 1431 and lake Travis and balconies etc limiting ways in and out	
Attracting an HEB	
Some people trying to make this a BIG city! The growth is not wanted this way by many community people!	
Until there is a sewer system that business can tie into vs. having enough land for a septic system installed is a Hugh expense.And you have to slow down the flow of traffic on 1431,we will not have many business wanting to invest in locating in Jonestown .	
Cleaning up the main street to have an appeal. Yards need to be cleaned up of junk consisting of appliances, old automobiles, etc.	
The first challenge is continue to drive out the drug activity and other crime. The pockets of housing (some just outside of city limits i.e. Deer Canyon Road and further back) need to be driven out. Jonestown needs to strengthen the police department to let them do this. Let's face it, Jonestown is a speck between Cedar Park and Lago Vista. Let Lago continue to try to be a bigger town and focus on protecting the existing or future residents in Jonestown. Why the focus on business development in this survey? Let that be the cities. Jonestown should be a great place to live away from commercial business. Focus on the natural beauty of the land and lake. Take advantage of the lake and Jones Brothers Park. Don't approve more business building till the existing ones are full. That strip mall on 1431 in town has been empty for years. Thankfully, it isn't as obnoxious as the 2 story one in Lago.	
Attracting residents with a higher net worth that might be more likely to support and spend in our own town. It's hard to attract these folks when people have cars and trucks/boats on their front lawn. And then there are those homes that have trash all about. We need to first clean up our community, so people will want to visit or live here. It's unfortunate there are so many that don't take pride in keeping up their homes. And it's not fair to those that do. No more trailers or manufactured homes. Let's make this a community we can be proud of.	
sewer. get rid of all septic tanks. more fire hydrants.	
FM1431 is such a busy highway and with all the curves, this creates accidents. How to address and minimize speeders and accidents.	
Preventing Austin and Cedar Park from killing our old school lake style living.	
no sewage treatment facilities for large developments and large commercial developments.	
Putting a new face lift on the old buildings as you drive through it on 1431..Make it pretty...	
People who resist change, change is inevitable, we need to embrace it so we can manage it, not try and prevent it.	
Jonestown is a retirement & vacation destination because of its small town charm. Preserving that with sensible controled growth and resistance to high density development is crucial.	
Building the utility infrastructure (sewer system) to accommodate commercial and residential growth. Attracting new restaurants, retail, and office building businesses to Jonestown.	
Seems to be a pass-thru to LV	
Over growth	
Overcoming the stereotype that seems to be associated with the city by surrounding areas.	
Managing growth as Cedar Park and Leander grows	
Growth	
Traffic	
Water treatment and sewage plant, lack of economic development strategy and initiative. Work hard on changing 1431 to a more inviting commercial businesses by redesign it. Start adding two stop lights with	

crosswalks and eventually add a middle divider with trees. Slow down traffic to invite people to visit more local businesses.
The Hollows
Dangerous FM 1431
To get people to clean up their properties.
People are just driving thru~
Remote
Keeping growth from looking like cedar park
Maintaining viable, quality commercial businesses along 1431 in the heart of Jonestown
NO COMMENTS
Traffic Sewerage
Fixing the roads correctly. Quit hiking taxes for nothing. People who work for Jonestown leaving cars running with no one in them for almost a hour.
Infrastructure,
Stay strong to the small town home environment we make better families
Too much growth too fast
Keeping Jonestown a small, safe quiet place to live away from shopping centers and other places that will draw what most of us live here to avoid into our small town.
Business growth, city streets, growth without losing small town atmosphere.
Keeping restaurants
No sewer system
Utility infrastructure. Not owning the water supply company and the lack of sewer.
Anticipating future needs and responding to the inevitable tremendous growth that is about to take place.
Changing the 19th century stigma that is Jonestown.
money
Keeping up with growth.
Infrastructure
Septic
Make it look less junky. No food trucks, tattoo parlors or more bars, etc.
Moving forward and accepting change as good
Making it look more aesthetically pleasing.
sufficient utilities to support quality growth
Not changing
Remaining unique
1431 - Safety of Motorists Growth
The drug use and distribution of drugs. Not buying windmills.
Septic instead of sewer
Sewer. Older residents that resist any change. the fact we are a pass-through community on the way to the West.
septic
improving infrastructure in neighborhoods and getting a traffic light at 1431 with a crosswalk!
Building community and planning carefully for the growth that will inevitably come.
Traffic on 1431, need turning lane all the way through. Lack of a decent family friendly sit down restaurant.
Giant, unsightly housing editions and traffic
A vision for the future that everyone can support and be proud of. Need a long range plan now.
Keeping the lake life style and not stripping the land and putting up anything metal, how ugly
Traffic issues (speeding on 1431, constant accidents)

Slowing down the growth and traffic. COMMENT... I'm sure this is a canned survey for a real city. What we would like is to limit more giant developments. This is a unique rural area and should stay that way.
Keeping the country feel, the beautiful scenic landscape
Not succumbing to commercial development pressures that can overwhelm a small town - keeping the small town community and residential atmosphere
Drugs and juvenile crime
again, creating a real community feeling. No code enforcement in place that does any real good that I can see (I've lived here 20 years). People keep to themselves too much and so again...no sense of belonging/investment here.
keeping restaurants viable. I miss True Grits and Parranes
Keeping sprawl growth OUT!
Sewer system
1) Safety along FM 1431 2) Attracting commercial business
Cohesive political structure
Remaining small and safe and not turning into Cedar Park and Leander!!!!
Getting a Sanitation system
To keep small town atmosphere but at the same time provide amenities (restaurants, grocery store and shopping). Also, commercial businesses should be required to meet strict architectural guidelines as residential.
DPS issues of traffic and vagrancy
1431 corridor and traffic
People following rules: not allowing there dogs to roam free. Cleaning up there property being proud of where they live.
Establishing an identity as a town.
traffic and street paving
Growing our tax base away from just residential.
keeping your city council informed and making a community decisions. Let the people vote.
infrastructure improvements, growing without losing what makes Jonestown unique - small town, quiet lake community
Providing affordable sewer services for restaurants to locate in the downtown area. Filling existing storefronts with viable businesses.
Lack of small shops/businesses.
The Jonestown stigma and the city's inability to attract and maintain professional businesses.
water supply, sewage and electrical demands
Getting to a consensus
Managing growth and attracting small businesses that are needed and will be an asset to the community.
No to sanctuary city!!!!
Overstepping into and dictating irrelevant details tonsmall business. It's incredibly difficult and expensive to run a business. We cannot continue to be the only ones funding this town. The city must provide some tax and license breaks to make it easier for business to succeed.
Controlling growth
to keep its' originality
valuing the natural beauty that could be a fabulous draw without destroying it! - tax base expanded beyond rooftop taxes, need for public sewer in commercial areas, slowing down traffic through town enough for survival of non-real estate small businesses, especially those that would draw nearby residents for recreation (outdoors, open air cafes, hobbies and crafts learning centers)
infra=structure
Paying back the money from the windmill project.
Keeping government small but responsive.
Sewer, need more local restaurants

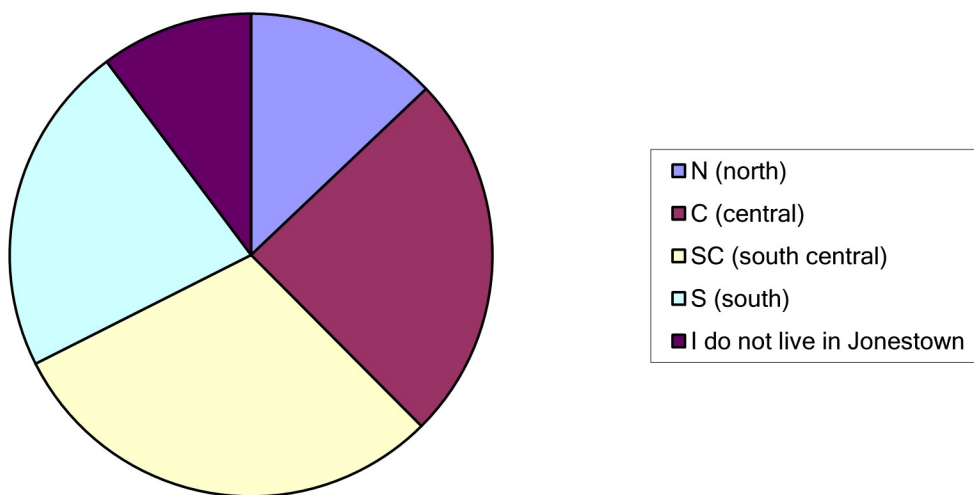
What the name Jonestown denotes to the general public (drugs and riff raff)
clearing cedar (weed) trees from vacant lots
water, septic
keeping the beautiful hill country as we know it
Over development of giant overpriced big box houses and corporate big box businesses. It would be so heartbreaking if little quite Jonestown became just another strip mall.
Attracting commercial business like heb
City sewer
building sustainable restaurants and shops need some chain restaurants like a Chilis or an Applebee's. It would bring people to our area and Lago Vista. We all drive to Cedar Park to experience civilization.
traffic and growth
Controlling overgrowth.
1431 - safety for motorists and pedestrians
terrain issues
Lack of Sewage makes it difficult for growth
LCRA restrictions
Taxes and regulations too high
1)Traffic. 2)Planning and keeping the charm of a small lake town. There are lots of great ideas but execution is important. For instance, creating a pedestrian crossing to the lakeside is a great idea, executing it in a way that creates traffic is a bad idea. New housing development could be great but not if we start to look like Cedar Park or have the congestion issues that Lakeway has. Dripping Springs was awesome, now it's a lot of trouble to get in and out of due to traffic.
Traffic
Paving roads and adding sidewalks and maintaining current roads Providing water to residents and new businesses. We won't attract new business until water is accessible for new growth.
-Sidewalks to connect existing businesses on 1431. (both sides) -Original founders didn't have a "down town plan"! -bad example of city map to show location. : (Couldn't find 1431 as marker, was way toooo small and couldn't enlarge. I live on recreational side of 1431 about 5 blocks from park.
Remaining sustainable. Not getting overrun by cheap suburban development as Austin and Cedar Park grow. Water. Jonestown is not strict enough on water regulations and the drought will return soon.
Lack of wastewater services
Lack of sewer encroachment of big box stores, retail strip centers with no charm traffic
Taking care of small businesses and keeping corrupt officials hands out of the cookie jar.
The idea that we should grow like other cities. There are enough Cedar Parks around us.
balancing growth with keeping the community quite
getting over trying to be like everyone else -- just be who you are JT and emphasize your own best assets -- your parks and your small town atmosphere! and get someone to help you with Swiftfest! it's a great event and needs to continue improving
Stopping overcrowding growth that may clog streets
managed growth
dealing with growth while keeping small town feel
Keeping businesses open and dealing with the death trap road, 1431
Drawing more people to live here. But all the abandoned houses the less Jonestown will get.
attracting businesses - affordably
Safety on 1431
attracting business and housing development without a sewer system in Jonestown
It's name and finding businesses that can thrive there. If you change the name, you change the presentation of the town and people's interest. Jones Harbor sounds like you want to check it out, see the water, etc. Jonestown you want to keep going.
Not looking like a collection of biker bars. Should require development to appear local towards resort community. Part time residents are tax payers that don't require as many services such as schools.

Attracting more businesses and having them thrive.
Attracting new businesses, road safety, informing residents about what's going on and upcoming events on a regular basis
Please get sewer!!! So we can develop this area. We need cleaners, food store, restaurant.
Dangerous roadways. Uninviting town with nothing to do for young families who are migrating to the outskirts of Austin.
Waste water
Keeping local spending. Perception of lower income area.
Traffic
Guiding those who do not understand that planned growth is a path to success, while 'just letting it happen' often leads to a mess.
Traffic - need an option to 1431 - Lohmans to Nameless to Lakeline
Traffi
Sewer, fire working fire hydrants
our current sitting body of the city council having their own agenda and the fact that we have the wealthy on one side not caring or accepting the fact that our city has two classes.
Keeping it like most residents want it...not some vision of a group who see their vision as what it would be , or some development company that has no clue
Finding the space to build commercial so we can lower the tax burden of the residents. Resisting the needs of a few that don't benefit the majority of Jonestown residents ie bike lanes for one.
From what I have heard about Jonestown, making anything happen. Does not seem to be a friend to new businesses.
Urban sprawl/big money
Growth
Achieving a higher profile
Keep the natural beauty while allowing development Need turn lanes
Encouraging small business to come and stay open.
overcome the name "Jonestown"... everyone always thinks of Kool Aid
Not over developing
Protecting the natural resources in the area and keeping them available for its citizens; road safety
Maintaining traffic patterns, keep the area from getting too busy
All the junky neighborhoods no code enforcement
septic system
Getting people to take care of their property including vacant lots.
stopping sewer project
Growth intruding from Cedar Park / Leander
People in community that do not want growth.
Maintaining a small-town atmosphere while being affordable
Thinking it has to have everything within its city limits, when Cedar Park is just a short distance away.
Focus on the special stuff and not Targets.
City sewer
1431 and a community that does not support small businesses; we have had TWO restaurants close in the last 6 months and yet everyone says we need more restaurants
Getting people to spend their money locally & retaining those businesses
no city sewer
Competent leadership on city council to develop codes and ordinances that will allow the city to grow and attract business.
I know the city has an ongoing push to take in more revenue. However, I STRONGLY disagree on how this has been done in the past, and possibly in the future too. Mainly with two big issues. First- Allowing loud and rowdy businesses to open just so the city can have revenue. This decision is NOT in the best interest of the residents, or the city's reputation. Do we REALLY want to be known as the place

to go to drink alcohol? No, I think not. No city or town would want that to be the main attraction. However, to drive through our city it looks as if bars is our main attraction. Some think it IS all we have to offer. If the Lake is our big attraction, why aren't the signs on how to get there bigger? Many have driven through our town and never noticed the small sign to Jones Brothers Park on one side of the road! Why don't we advertise more heavily for THAT attraction?!! Afterall, "6th street" is really not that far away. Let's not be a copy of that. Our small town has a better potential than that. Let's hope City Hall can see the potential and turn down any more businesses of the bar type so that eventually other small businesses will not be scared to move in. Second: A second problem from the residents point of view are the difficulties with home improvements. Mainly affording home improvements because of high permit costs. Many of the houses -in Central Jonestown especially- are getting to be older homes. Many of these houses don't even have garages. In Jonestown the residents who prefer to follow the city's rules are deterred from improving their properties because the first thing to do in this process is to get a high cost permit. Upon finding out how much these permits cost, the improvement projects are put aside and many times forgotten permanently. In many cases the permits cost more, or are equal to the improvements! Permit costs should NOT double the cost of any project. Permit prices SHOULD be a very, very small amount of the budget! The City of Jonestown should NOT try to make so much money from its residents in this way! To be clear, more people would do more home improvements if the permits weren't so expensive! How does the city expect hard working middle class families to afford home improvements when the very first thing to do is to pay huge city fees? If the permits weren't so expensive more home owners would fix up their houses, which makes our town look better, and residents feel better about where we live. Also, on the other side of the coin, a lot less people would stop doing their home improvements illegally, without permits, which is happening right now, out in the open, and nobody from the code enforcement ever even looks to find out if they even have a permit! I have asked these homeowners (many different ones, at different times) if they have a permit and they just laugh! They say it is a joke to get a permit! Our town has a reputation of having unreasonable permit prices! Therefore, many residents simply do their improvements without permits, and save hundreds and/or even thousands of dollars by doing so! Home Improvement Permits should be extremely low priced and easy to get! But instead, we have a town that gouges its residents, which in turn stops many from improving their houses, and encourages others who improve illegally. Jonestown should be encouraging home improvements by making permit prices a very low part of the expense. **LOW PERMIT COSTS** is one **VERY GOOD WAY** to **IMPROVE** our city!

no sewer. The City doesn't provide water. It's hill country so lots are all unique.

12. What part of town do you live in? (Use map below for reference)



2 POPULATION ANALYSIS

Planning studies often include estimates of current and future population because the size and rate of a community's growth affects planning for community facilities and services. Information for the population analysis comes from the United States Census Bureau, from the Texas State Data Center, the City of Jonestown and from a survey of the community's occupied houses.

2.1 Highlights

The Jonestown area was settled in the late 1930s by brothers Emmett and Warren Jones. The City of Jonestown incorporated as a General Law City in 1985. Many of Jonestown's neighbors are also young cities, incorporating as cities between 1973 (Cedar Park and Lakeway) and 1984 (Lago Vista). Located in the rolling hills of the beautiful Texas Hill Country, the natural area of Jonestown is a Texas jewel. The city's natural amenities draw thousands of visitors each year.

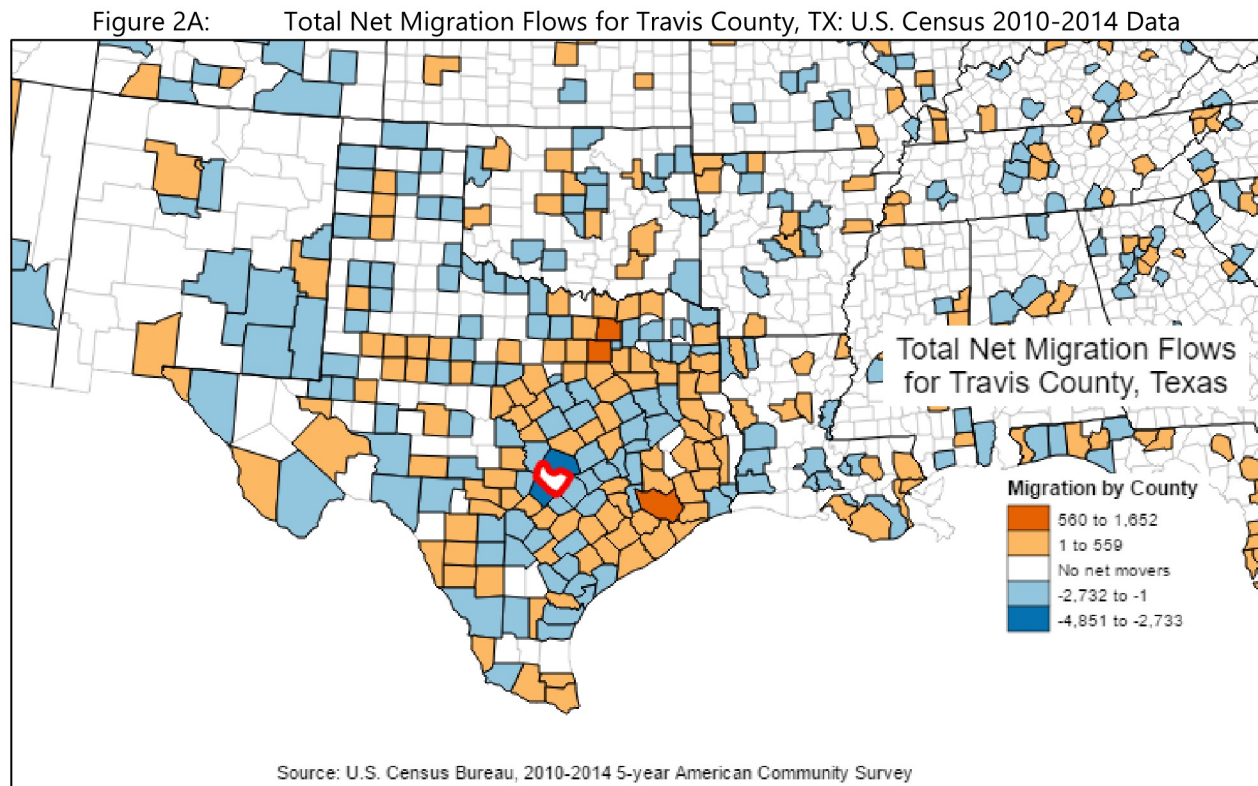
Table 2A: Population Growth

Year	Jonestown	Travis County	State
1930	-	77,777	5,824,715
1940	-	111,053	6,414,824
1950	-	160,980	7,711,194
1960	-	212,136	9,579,677
1970	-	295,516	11,196,730
1980	-	419,573	14,229,191
1990	1,250	576,407	16,986,540
2000	1,681	812,280	20,851,820
2010	1,834	1,024,266	25,145,561

Since the City of Jonestown was not incorporated until 1985, U.S. Census population data does not become available until 1990. The City estimates the 1988 population at 683, meaning the population more than doubled in the city's first decade.

The U.S. Census provides an online interactive map that shows in- and out-migration by county. This map can be accessed at: <https://flowsmapper.geo.census.gov/map.html>.

Figure 2A depicts migration from Travis County to other areas of the county (blue) and to Travis County (orange). Two adjacent counties, Williamson and Hays counties, are capturing significant out-migration from Travis County, likely due to escalating costs of living within Travis County.

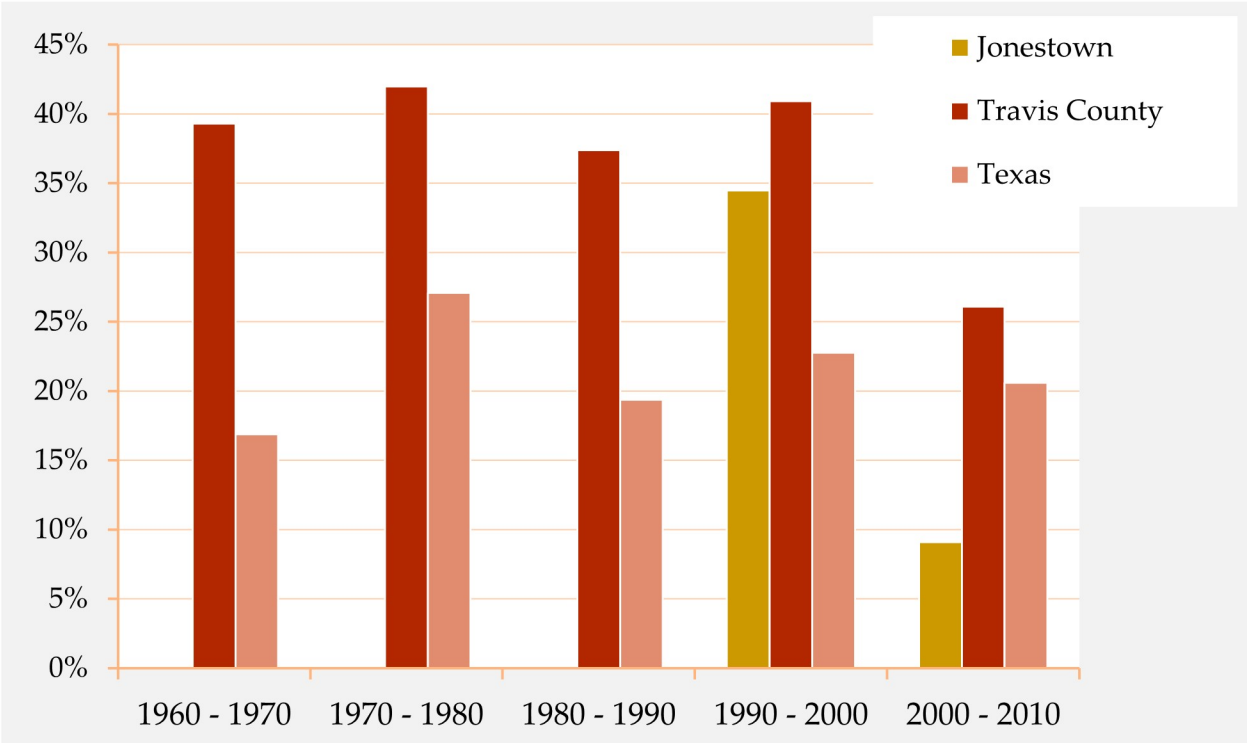


2.2 Conditions & Forecast

Population Counts:

According to US Census counts, the rate of growth for Jonestown, Travis County and the State slowed from 2000 to 2010, as compared to the previous decade.

Chart 2A: Population Change 1960 – 2010



Race and Ethnicity:

As shown in *Table 2B*, Jonestown has a significantly smaller minority population than Travis County. By U.S. Census definitions, racial minorities include all non-white residents, while ethnicity is defined as Hispanic/Latino or non-Hispanic/Latino. Black or African American residents make up 1% of the population, Asians comprise 2%, and Hispanic/Latino residents comprise 13% of the population.

Table 2B: Population by Race & Ethnicity, 2000 - 2010

Characteristic	Jonestown				Travis County	
	2000		2010		2010	
	Number	%	Number	%	Number	%
Total Population	1,681	100%	1,834	100%	1,024,266	100%
Race						
White	1,551	92%	1,651	90%	709,814	69%

Black or African American	14	1%	15	1%	87,308	9%
American Indian, Alaskan Native	7	0%	11	1%	8,555	1%
Asian	7	0%	29	2%	59,333	6%
Native Hawaiian / Other Pacific Islander	0	0%	4	0%	718	0%
Other	60	4%	80	4%	124,706	12%
Two or More Races	42	2%	44	2%	33,832	3%
Ethnicity						
Hispanic or Latino	161	10%	239	13%	342,766	33%
Not Hispanic or Latino	1,520	90%	1,595	87%	681,500	67%

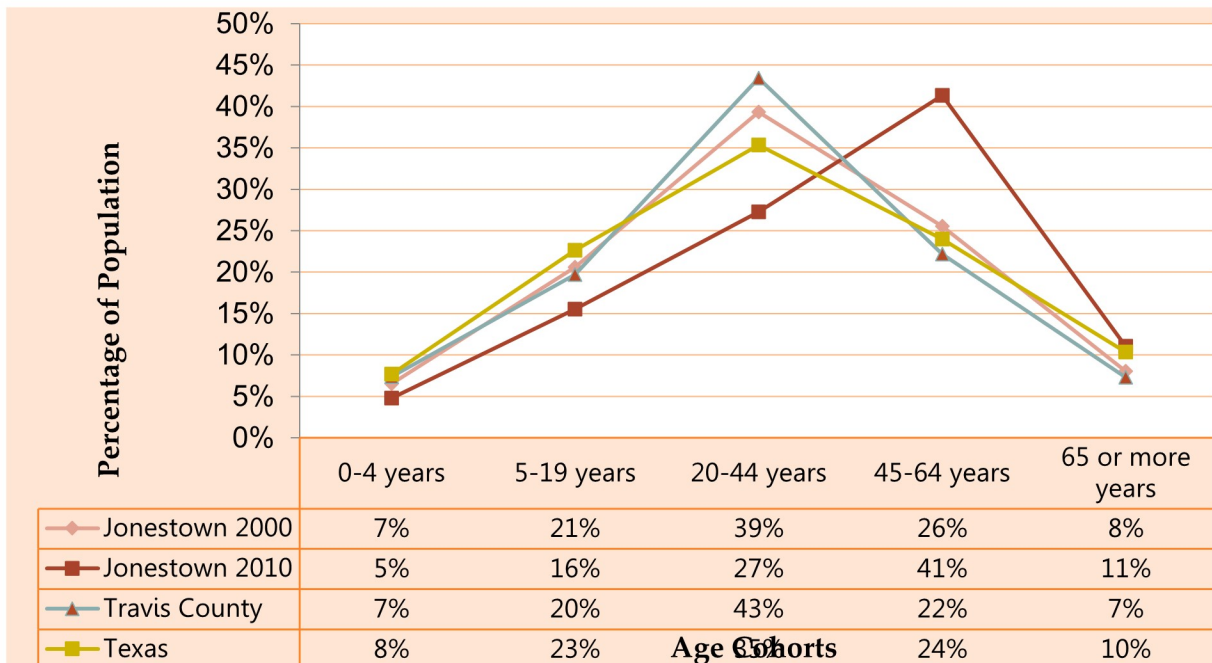
Note: figures may be rounded to next whole number

Source: U.S. Census Bureau.

Age:

Since 2000, Jonestown's population has gained older adults and seniors and has lost population from 44 years and younger. The average household size in Jonestown (2.27)² is smaller than both the county (2.48) and state (2.75) averages. This suggests that Jonestown has attracted older individuals including empty nesters and retirees. Due to the small size of the city's population, the age distribution can fluctuate from minor changes.

Chart 2B: Population by Age Group, 2000 – 2010



Source: 2000 and 2010 Census of Population and Housing, Summary Population and Housing

² The City, County and State Average Household Size numbers are from the 2010 U.S. Census

2017 Population Estimate:

The 2017 population estimate supported by this study is 1,950. This estimate is based off of the following calculation:

Numbers of housing units based off of December 2016 field work	X	2010 U.S. Census Average Household Size	X	2010 U.S. Census Occupancy Rate	=	2017 Population Estimate
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The field work conducted in December 2016 produced a vacancy rate of 1%; however, information from the city led the planning team to utilize the 2010 U.S. Census vacancy rate of 27%. Jonestown has a fairly high number of vacation homes that add the high vacancy rate. During peak season, the 2017 population is estimated to be approximately 2,350.

Population Projection:

Population projections are used to make Federal, State and local funding decisions about facilities such as highways, sewage treatment plants and schools.

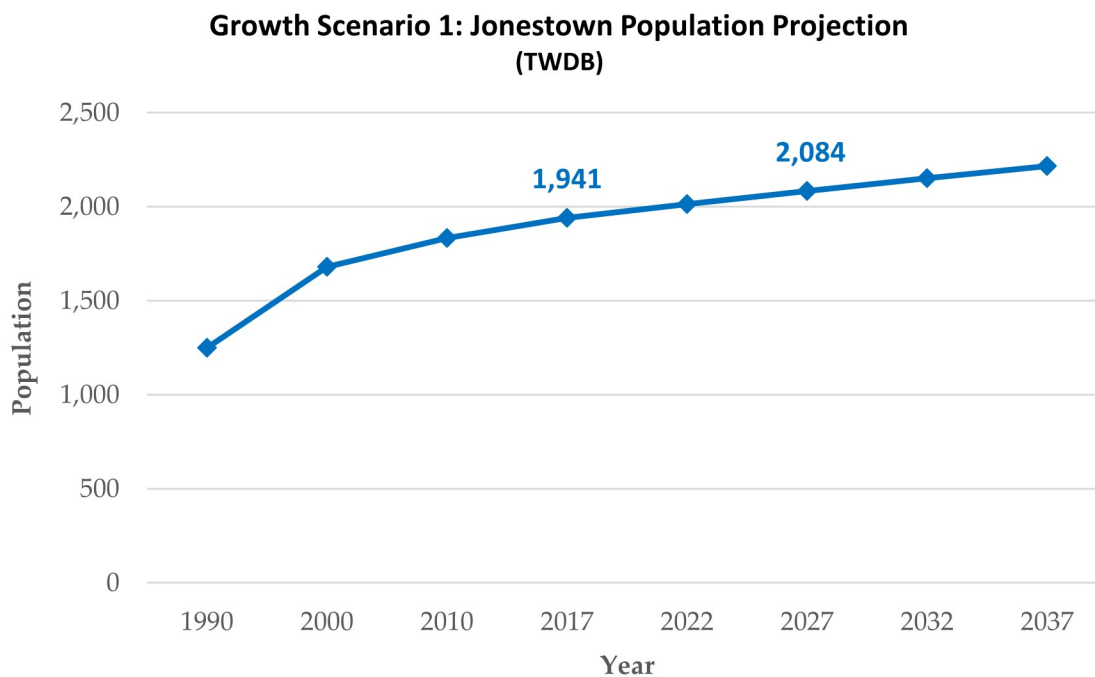
Four growth scenarios illustrate different possibilities for the City of Jonestown. These data projections are based county level data projections from the Texas State Data Center (TSDC); city projections from the Texas Water Development Board; and, a linear regression based off of historical population data. Growth Scenario 4 was added at the suggestion of the Land Use and Development Advisory Committee, a citizens committee convened for a short time in 2017. Current conversations with developers indicate stronger growth will be proposed for the city than other statistical projections indicate.

Growth Scenario 1

Growth Scenario 1 uses population data from the U.S. Census and city-level projections from the Texas Water Development. The extrapolated 2017 population estimate of 1,941 is the closest to the study's supported estimate of 1,950.

This study proposes the population projection of Growth Scenario 1 as the most likely scenario. According to this calculation, **Jonestown's population projection for 2027 is 2,084**. More detailed discussion of the projection methodology and the analysis for this plan can be found in *Appendix 2A*. *Map 2A* shows the expected locations of Jonestown's population in 2027.

Chart 2C: Growth Scenario 1: Jonestown Population 1990 – 2037

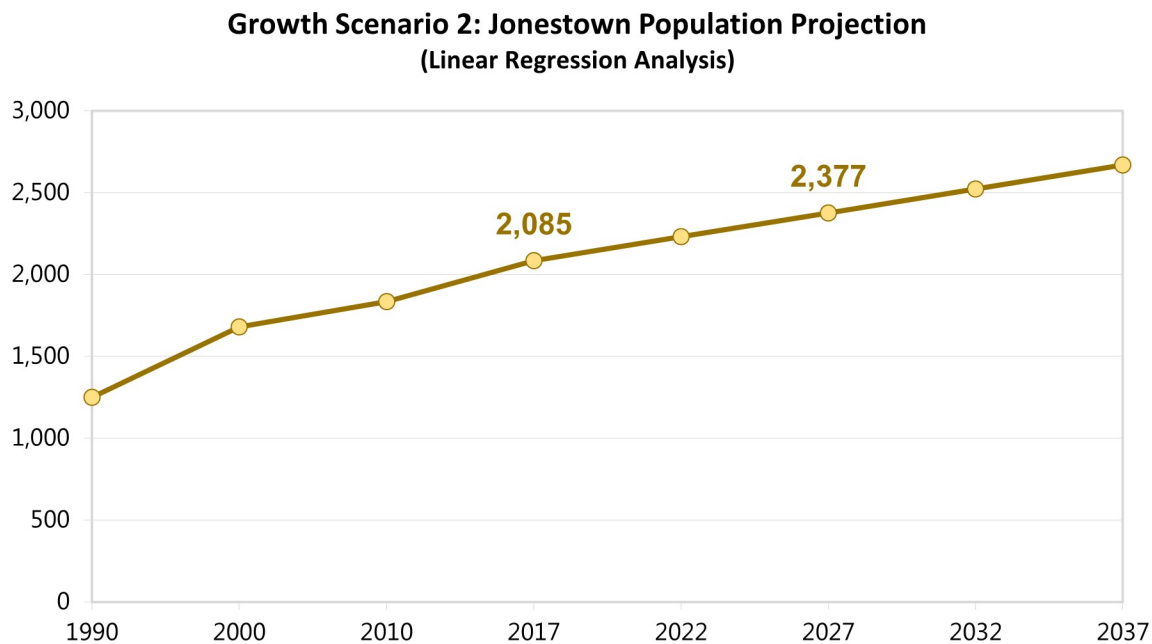


Growth Scenario 2

Growth Scenario 2 uses a linear regression based off of historical U.S. Census population data. Since the U.S. Census is decennial, data for Jonestown starts in 1990. This provides a fairly small basis for which to create a population projection, however, it is the most reliable data as the American Community Survey data has a high margin of error for small cities like Jonestown.

According to Growth Scenario 2, the 2027 population projection is 2,377. More detailed discussion of the projection methodology and the analysis for this plan can be found in *Appendix 2A*.

Chart 2D: Growth Scenario 2: Jonestown Population 1990 – 2037

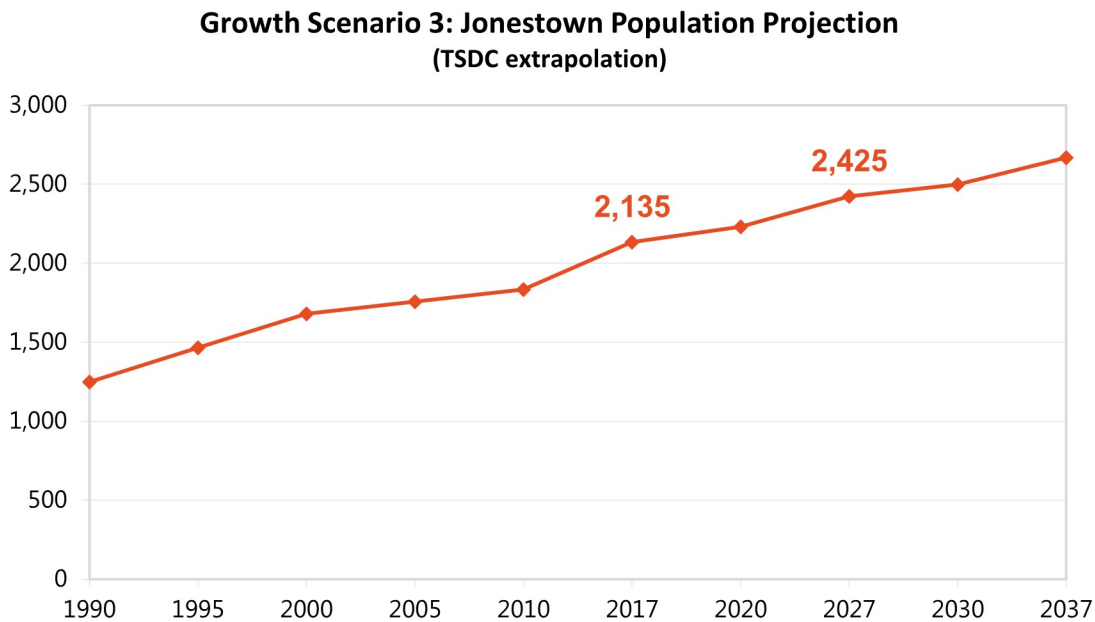


Growth Scenario 3

Growth Scenario 3 employs an extrapolation method to Texas State Data Center data to make a city-level population projection from county-level population projection data. TSDC offers three growth scenarios: Scenario 0.0; Scenario 0.5; and, Scenario 1.0. This growth scenario uses is Scenario 0.5. More detailed discussion of the projection methodology and the analysis for this plan can be found in *Appendix 2A*. For more information on TSDC's methodology please refer to their publication *Projections of the Population of Texas and Counties in Texas by Age, Sex and Race/Ethnicity for 2010-2050*³.

According to Growth Scenario 3, the 2027 population projection is 2,425. This population projection illustrates an aggressive growth scenario and is only likely to occur if the City of Jonestown gains access to a centralized wastewater system.

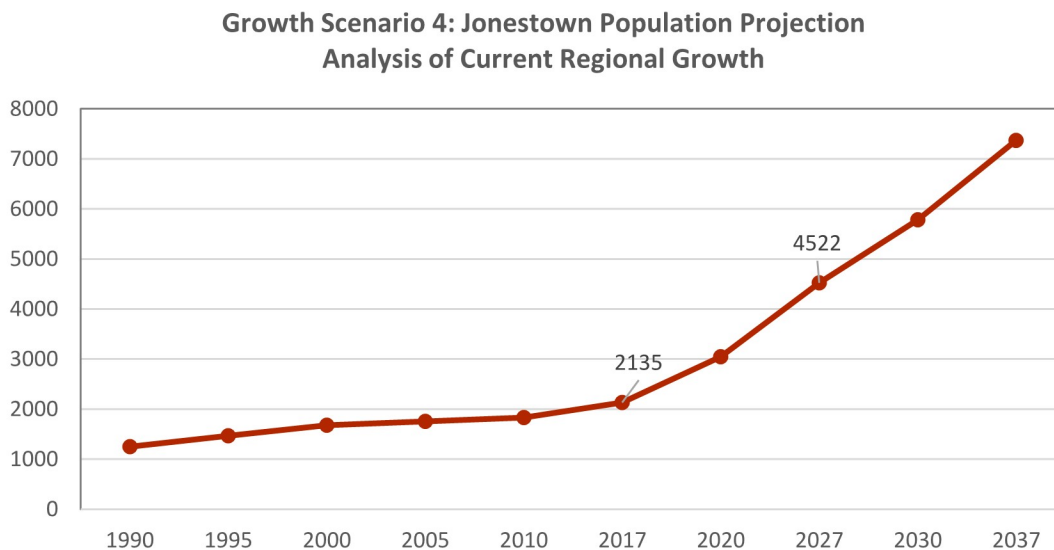
Chart 2E: Growth Scenario 3: Jonestown Population 1990 – 2037



³ This publication can be accessed online here: <http://txsdc.utsa.edu/data/TPEPP/Projections/Methodology.pdf>.

Growth Scenario 4 is based upon an analysis of developable land in the City and its ETJ. It also recognizes the proximity of Jonestown to the Austin urban area and how regional economic activity could drive growth in the City beyond what would naturally happen if Jonestown were more isolated. One very significant parcel of land in the City contains a major development that went into bankruptcy prior to completion a few years ago. That development is partially platted and has all utilities available. This is a rare commodity in Jonestown where properties have traditionally developed without access to full utilities. The project has recently come out of bankruptcy and has been acquired by a developer. Building permits could be obtained shortly for over fifty of the lots. The unplatted portions could be subdivided in a fairly straightforward manner for another 150 to 300 lots. All of this could develop in the next few years if the regional economy remains strong. Growth Scenario 4 looks at this and other developable properties to anticipate a higher growth rate than the other Growth Scenario's.

Chart 2F: Growth Scenario 4: Jonestown Population 1990 – 2037



Appendix 2A: Population Forecast

Population estimates identify changes to the city's population and provide a benchmark to guide population projections and forecasts. The Texas State Data Center periodically issues population estimates for all incorporated places in the state, and the Center's system provides a baseline for the estimate produced as part of this study. The Center uses a combination of the symptomatic, cohort component and housing unit methods to calculate estimates and projections. Descriptions of these methods are as follows:

- The **Ratio-Correlation Method** is based on factors such as county-level birth and death data, public and private school enrollment, voter registration and vehicle registration. The method utilizes multiple regression techniques with the ratio of variable values for adjacent time periods rather than simply the variable values themselves being used as independent and dependent variable.
- The **Cohort-Component Method** bases its calculations on each age group, or cohort, used in the census process. Projections rely on data that describe county-level birth and death rates and elementary school enrollments.
- The **Housing Unit Method** employs the formula $P = (H * PPH) + GQ$. Where P = total population, H = occupied housing units, PPH = average number of persons per household, and GQ = population in group quarters. The Texas State Data Center's housing unit method also considers building permit and demolition data in cities and counties that issue building permits. For cities and counties that do not issue building permits, the TSDC estimates housing changes using Census estimates and housing changes in nearby areas to arrive at a projection.

The TSDC produces three possible growth patterns that project population based on different assumed migration patterns. These include a projection that assumes no growth because: in-migration and out-migration are equal (0.0); a pattern that assumes half the growth the county experienced between 2000 and 2010 (0.5); and, a pattern that assumes the same growth as the county experienced from 2000 to 2010 (1.0). In light of the population trends over the last 10 years the 0.5 Scenario was examined for Jonestown.

The Texas Water Development Board is another major source for population projections⁴. Their methods of allocating future populations from the county to cities include:

1. Share of Growth - applying the water use group's historical (2000-2010) share of the county's growth to future growth;
2. Share of Population - applying the water user group's historical (2000-2010) share of the county population to projected county population; and
3. Constant Population - applied to military bases, and other water user groups that had population decline between 2000 and 2010 in a county with overall population growth.

3 HOUSING STUDY

The Housing Study analyzes the location and condition of Jonestown's housing stock. It identifies the various types of housing, including multifamily (apartments, duplexes, etc. and government-funded units), single family (the typical house) and mobile/manufactured homes, and examines fair housing-related characteristics of the city's housing stock. The study lists particular issues that need to be addressed, actions the City should take and resources available for improving local housing.

3.1 Highlights

87% of homes in Jonestown are in standard condition and appear to be occupied. Information from the City and the U.S. Census reveal that the vacancy rate is significant at approximately 27%. The majority of these vacant units are used seasonally as vacation homes. The location of housing units by type and condition is shown on *Map 3A: Housing Conditions 2017*.

The wide variety of housing styles in Jonestown is a source of pride for the community. One of the goals expressed at the public meetings and in the online survey for this study is to preserve the housing character and diversity of Jonestown.

⁴ <http://www.twdb.texas.gov/waterplanning/data/projections/index.asp>

3.2 Context: History & Community Input

Previous Studies

2005 Comprehensive Plan – This plan does not provide goals related to housing but does identify three housing districts:

- Single Family District - Includes activities that occur in residential uses, site-built structures, ownership characteristics, or the character of the development, for low and medium density uses (i.e., less than 4 units per acre).
- Manufactured Housing - Residential use in structures that are manufactured off-site and transported to-site, as defined by the U.S. Department of Housing and Urban Development.
- Multifamily District - This district includes residential uses at a density of greater than 4 units per acre.

2013 Comprehensive Plan Update – This plan does not provide goals related to housing but does include a review of 2010 U.S. Census and ESRI Business Analyst housing data.

Community Input

A detailed discussion of community input during the planning process is located in *Chapter 1: Executive Summary*. The particular concerns expressed by residents that relate to housing are:

Achieve/Preserve	Avoid/Eliminate
<ul style="list-style-type: none">▪ Character and diversity of housing▪ Low density▪ Keep rural feel	<ul style="list-style-type: none">▪ Sprawl/homogenous housing▪ Abandoned houses

3.3 Inventory & Forecast

Housing Condition

Approximately 87% of homes in Jonestown are in standard condition and appear occupied. Based on December 2017 fieldwork, the city has a vacancy rate of 1%, however, according to information from the 2010 U.S. Census and the City of Jonestown it is believed that the actual vacancy rate is approximately 27% due to the number of vacation homes. About 13% of the housing stock is in substandard condition. A detailed tabulation of all housing units by type, condition, occupancy and location (city and ETJ) is located in *Appendix 3A*.

Table 3A: Condition and Occupancy Rates of Jonestown Homes

Type and Condition		Occupied Homes	
Stick-frame		#	%
Standard	932	930	79%
Deteriorated	13	4	0%
Dilapidated	86	25	2%
Mobile/Manufactured			
Standard	22	29	2%
Deteriorated	12	48	4%
Dilapidated	39	15	1%
Multifamily (Excluding Institutional)			
Standard	70	42	4%
Deteriorated	2	4	0%
Dilapidated	0	0	0%
Total	1176	1097	100%

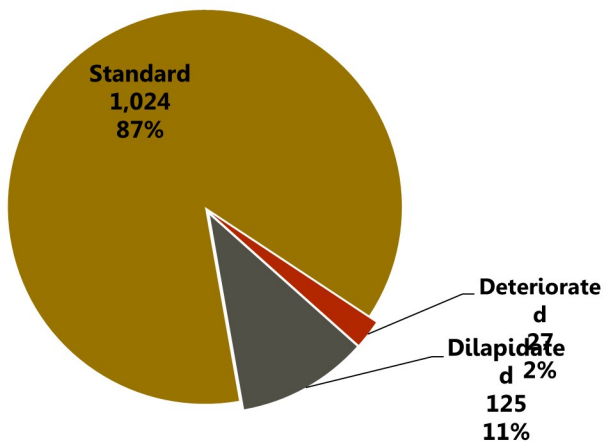


Chart 3A: Houses by Condition (all types), City

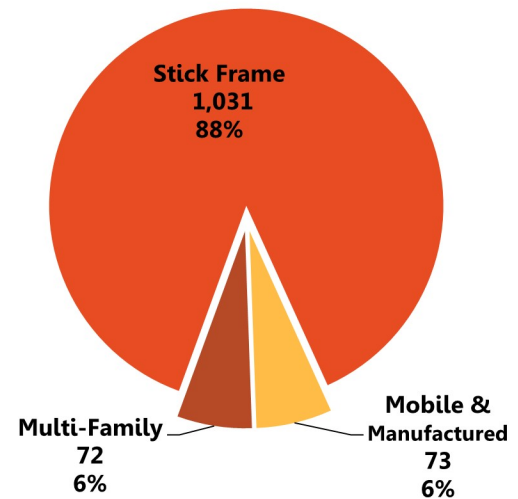


Chart 3B: Houses by Type, City

Multifamily Housing

There are three apartment/condominium complexes in the city and 10 duplexes/quadplexes. None of the multifamily complexes are affordable housing and many of these units may be used as vacation homes.

Table3B: Condition and Occupancy Rates of Multifamily Housing

Name	Condition	# of Units	Occupied	Vacant	# Income-limited
The Villas	Standard	32	32	0	-
Maritime Point apartment complex	Standard	40	40	0	-
Hilltop Villas	Standard	24	24	0	-
4 duplexes and 5 quadplexes	Standard	28	28	0	-
Duplex in Central West Jonestown	Deteriorated	2	2	0	-
Total Standard		70	70	0	-
Total Deteriorated		2	2	0	-
Total Multifamily Units			72		

Housing Affordability⁵

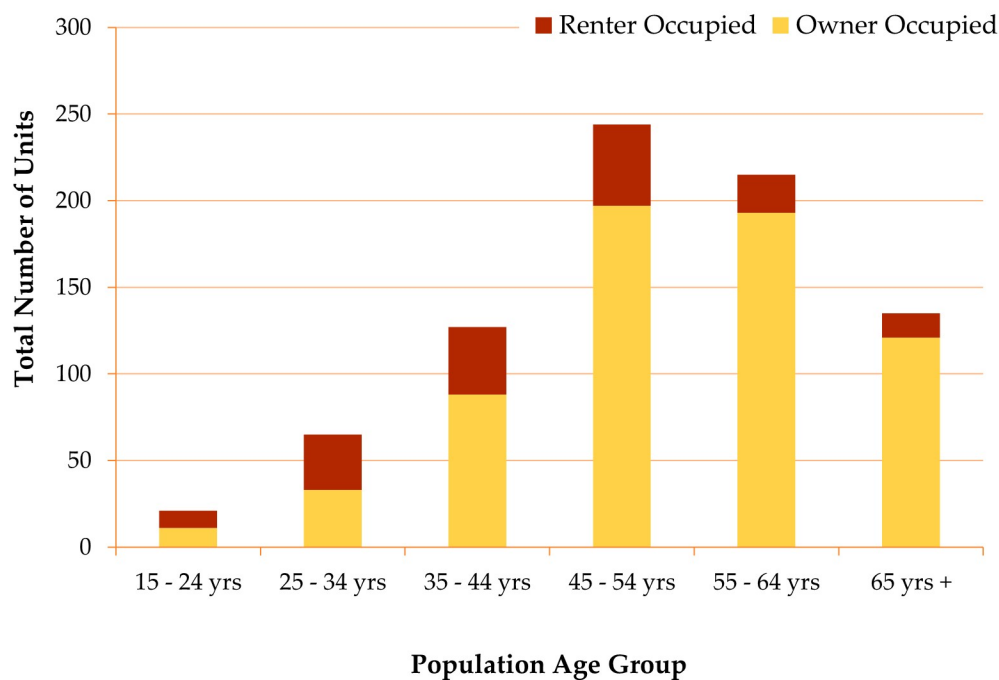
Homes in Jonestown are more affordable than those in Travis County but not the State, as shown by Census data. Homes are considered to be affordable when they consume less than 30% of a household's monthly income. Monthly owner-occupied housing costs are 27% of the average income in Jonestown. Monthly renter-occupied housing costs are approximately 25% of the monthly incomes in Jonestown, which is higher than the county-estimate as well as the state-wide estimate. The median home value is approximately \$91,800 lower in the city than in the county but higher than the median home value for the state. The median home value in Jonestown is less than the median home value in Lago Vista, Leander or Cedar Park. Detailed tables and methodology regarding affordability calculations for housing are located in *Appendix 3B*.

⁵ Affordability data comes from the 2010-2014 American Community Survey.

Home Ownership

The median age in Jonestown according to 2010 U.S. Census data is 46.5. Home ownership in Jonestown increases as residents’ age increases, a trend common in all U.S. cities.

Chart 3C: Renters vs. Owners by Age



Source: Census 2010, SF1, Quick Table (QTH2)

Future Housing Needs

The projected housing needs were based on four different growth scenarios. These growth scenarios correspond with those described in *Chapter 2: Population Analysis*.

Growth Scenario 1

Based on existing housing conditions, primary and secondary data collection,⁶ and the Population Growth Scenario 1 projected 2027 population of 2,084 residents, Jonestown will need to add 59 new housing units, repair 15 existing units, and replace 137 units by 2027. Stick frame homes in dilapidated condition and manufactured homes, like mobile homes, in deteriorating and dilapidated condition were included in the number of units to replace. The number of additional units for 2027 is assessed on a 90% single-family to 10% multifamily breakdown.

⁶ Primary data collection refers to field work conducted for the planning study in December 2016. Secondary data collection refers to data from the U.S. Census Bureau, the American Community Survey, Texas Data Center, and more.

Growth Scenario 1: Future Housing Strategy (2017-2027)			
	Single-Family	Multifamily	Total
Need to repair (deteriorated homes)	13	2	15
Need to remove/replace (dilapidated homes)	137	0	137
New construction needed	53	6	59
Future acres needed by 2027	42.7	0.6	43.3

The number of future acres needed by 2027 assumes a single-family lot size of 0.8 acres and a multifamily lot size of 0.1 acres.

Growth Scenario 2

Based on existing housing conditions, primary and secondary data collection,⁷ and the Population Growth Scenario 2 projected 2027 population of 2,377 residents, Jonestown will need to add 188 new housing units, repair 15 existing units, and replace 137 units by 2027. Stick frame homes in dilapidated condition and manufactured homes, like mobile homes, in deteriorating *and* dilapidated condition were included in the number of units to replace. The number of additional units for 2027 is assessed on a 90% single-family to 10% multifamily breakdown.

Growth Scenario 2: Future Housing Strategy (2017-2027)			
	Single-Family	Multifamily	Total
Need to repair (deteriorated homes)	13	2	15
Need to remove/replace (dilapidated homes)	137	0	137
New construction needed	170	19	188
Future acres needed by 2027	135.7	1.9	137.6

The number of future acres needed by 2027 assumes a single-family lot size of 0.8 acres and a multifamily lot size of 0.1 acres.

⁷ Primary data collection refers to field work conducted for the planning study in December 2016. Secondary data collection refers to data from the U.S. Census Bureau, the American Community Survey, Texas Data Center, and more.

Growth Scenario 3

Based on existing housing conditions, primary and secondary data collection,⁸ and the Population Growth Scenario 3 projected 2027 population of 2,425 residents, Jonestown will need to add 210 new housing units, repair 15 existing units, and replace 137 units by 2027. Stick frame homes in dilapidated condition and manufactured homes, like mobile homes, in deteriorating *and* dilapidated condition were included in the number of units to replace.

Growth Scenario 3: Future Housing Strategy (2017-2027)			
	Single-Family	Multifamily	Total
Need to repair (deteriorated homes)	13	2	15
Need to remove/replace (dilapidated homes)	137	0	137
New construction needed	189	21	210
Future acres needed by 2027	150.9	2.1	153

The number of future acres needed by 2027 assumes a single-family lot size of 0.8 acres and a multifamily lot size of 0.1 acres.

This study supports Growth Scenario 1. Jonestown is not expected to need extensive new housing construction over the 10-year planning period. Additional construction beyond the 62 units expected might take place in lieu of rehabilitation of deteriorated homes. In the event that Jonestown has the opportunity to provide centralized wastewater housing construction could increase greatly and at a higher density. The city should focus on creating design guidelines for new residential construction and various density limits for different parts of the city.

Table 3C: Future Housing Needs

	Single-Family	Multifamily	Total
Occupied Housing in 2017*	883	14	897
Total Housing in 2017	1,104	72	1,176
<i>Total needed in 2027</i>	<i>1,157</i>	<i>78</i>	<i>1,235</i>
Future Housing Strategy (2017-2027)			
Need to repair (deteriorated homes)	13	2	15
Need to remove/replace (dilapidated homes)	137	0	137
New construction needed	53	6	62

*According to 2010 U.S. Census owner occupied and renter occupied percentages

⁸ Primary data collection refers to field work conducted for the planning study in December 2016. Secondary data collection refers to data from the U.S. Census Bureau, the American Community Survey, Texas Data Center, and more.

Growth Scenario 4: Future Housing Strategy (2017-2027)

	Single-Family	Multifamily	Total
Need to repair (deteriorated homes)	13	2	15
Need to remove/replace (dilapidated homes)	137	0	137
New construction needed	895.5	99.5	995
Future acres needed by 2027	822.6	91.4	914

3.4 Key Housing Considerations

Based on the community input and local housing data described above, the City of Jonestown and its residents should focus on the following key issues related to housing.

3.4.1 Create design guidelines

Currently, Jonestown enjoys an eclectic mix of residential designs. One of the major goals voiced by the community during the planning process was the desire to preserve this character. Cities have a variety of tools to help guide residential design. Perhaps the most important tool is zoning, which can regulate to encourage a broad range of architectural standards including a variety of building materials, colors and façade articulation.

Evaluate adoption a form-based code zoning ordinance

To preserve the eclectic character of homes, the City of Jonestown should consider whether a form – based approach to zoning, which first arose as part of New Urbanism in the 1980's would be an effective approach.

Form-based code represents a design-oriented approach to zoning, as opposed to the traditional, use-oriented zoning. According to the Form-Based Codes Institute,

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that

designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.⁹

The City of Leander, TX received the Innovative Planning Award from the Central Texas Section of the American Planning Association in 2006 as well as the Drihaus Form-Based Code Award in 2007. Their exemplary zoning ordinance can be found on the City of Leander's website: <http://www.leandertx.gov/planning/page/zoning>.

Ensure mix of housing types with Planned Developments

Development opportunities are currently limited in Jonestown due to challenging topography and a lack of a wastewater system. The public input received during the development of this plan showed overwhelming support for mostly low density single family housing. In addition, there was demonstrated preference for owner occupied and/or age restricted multi-family housing. However, it is possible that a mix of housing types, including limited multi-family residential and wastewater may happen at the same time in the form of a Planned Development. Typically, there is a cost associated with building an array of housing styles which may disenchant developers from including a variety of housing types. In Jonestown there is an added cost associated with wastewater. Although Jonestown itself has a small, limited system that just serves a portion of the Hollows subdivision, the surrounding communities of Lago Vista and Leander do have systems and Jonestown has agreements in place that permit the City to deliver wastewater to treatment plants in both of those communities. A larger, Planned Development may have the resources to connect to those systems.

The City of Jonestown can stipulate a mix of housings types and styles for Planned Developments in the zoning language itself. One example of a community that did just this is the City of Winter Garden, Florida. Under the City of Winter Garden's Code of Ordinances, *Article V – Planned Unit Developments* reads:

d) To ensure an adequate housing *mix*, urban village planned unit development should generally contain a variety of housing types which may include both attached and detached housing product with ownership and rental opportunities, as well as live/work housing.¹⁰

Instead of – or in addition to – including housing type language in the zoning code, the City of Jonestown could incorporate a mix of housing types in the site plan review process. Providing transparent goals about housing types and styles will be helpful for the applicant as well as city staff. By directing a mix of residential development including limited multi-family housing mostly to Planned Developments, (with some in the downtown area), the City will have an opportunity to ensure that it is well planned and that the design and impacts are well considered. Because Planned Developments require an approval process

⁹ <http://formbasedcodes.org/definition/>

¹⁰ https://www.municode.com/library/fl/winter_garden/codes/code_of_ordinances?nodeId=PTIICOOR_CH118ZO_ARTVPLUNDE

similar to a zone change, it does not automatically give development interests any outright authority to construct housing and allows the City to impose appropriate rules, regulations, and standards that it may deem necessary to achieve the goals of the City.

3.4.2 Adopt a Future Land Use Map

A key component to a Future Land Use Map is identifying areas for residential growth, change and preservation. During the public input process, 95% of survey respondents and the vast majority of participants in both public meetings expressed that the natural beauty/Hill Country/lake is their favorite thing about living in Jonestown. Observations of nearby large-scale residential development made residents weary of change in Jonestown. While zoning is the regulatory tool that designates districts and associated standards, a future land use map is a helpful visioning tool to set the framework for growth and change.

Identify areas for residential growth

The Future Land Use Map serves as the community's visual guide to future residential development. During the charrette-style workshop, participants were asked to consider best possible areas for future residential development. These areas are reflected in the Future Land Use Map. More detailed standards about this residential development, such as density, impervious surface percentages and floor area ratio or FAR, should be addressed in the City of Jonestown's zoning ordinance.



Mayor Charles T. Powell discusses opportunities for residential and commercial

development with residents at the public workshop on March 6, 2017.

Preserve natural areas and scenic vistas

Tree covered hilltops and scenic views of the lake are what residents and visitors love about Jonestown. The city has several tools to continue protecting these treasured areas. The city can:

- Identify areas for preservation or parkland in the Future Land Use Map;
- Adopt a scenic corridor ordinance;
- Strengthen the signage rules and restrictions;
- Restrict height of residential development
- Adopt a lighting ordinance to preserve night skies
- Work with the Balcones Canyonlands Preserve to identify and preserve environmentally sensitive areas

Many of these tools are described further in *Chapter 4: Land Use Study*.



The Hill Country Alliance is an excellent resource for all things Hill Country nature-related. Their website is full of information about Night Skies and other ways cities and counties of the Hill Country can preserve and promote the beautiful scenery.

3.4.3 Substandard homes need to be renovated or replaced

Within the city limits, 11% of housing units are in substandard condition. Out of these housing units in substandard condition, 27 are in deteriorated condition and 125 are in dilapidated condition.

Common causes of home deterioration include:

- A change in financial circumstances that makes an owner unable to pay for home repairs;
- Elderly residents no longer attentive to or able to maintain their homes;
- Lack of motivation by rental property owners to maintain their properties (because of low renter expectations, desire to maximize profit, living out of town, lack of enforcement by the city, etc.); and
- Lack of pride in property.

The effects of deteriorated and dilapidated houses impact the entire community; it is worth the investment of the community to address the problem. Effects include:

- Health risks to residents of deteriorated and dilapidated structures.
- Reluctance of future homeowners to move to an area with large numbers of deteriorated or dilapidated houses.
- Downward pressure on property values.



Example of a house in dilapidated condition.

Two methods for assisting residents with single-family housing condition: HOME program grants and enforcement of city ordinances.

HOME Program

This is the most common grant program for rehabilitation or replacement of single-family homes. It is managed by the Texas Department of Housing and Community Affairs (TDHCA) and funded by the U.S. Department of Housing and Urban Development (HUD). Program details change year to year, but the resident must meet income limits and have clear title to the property and land, and the City of Jonestown may have to provide a cash or labor/materials match, depending on population size.

The HOME program is an important component of housing improvement over time, and the city should continue applying for grants under the program. Program rules change regularly, and there have been application periods when the rules made the program unfeasible. Currently, for cities with 3,000+ people there is a 1% match per each 1,000 residents over 3,000.

A number of additional grant programs and resources that city officials should be aware of and make residents aware of are listed in *Appendix 3C: Community Housing Organizations and Grant Programs*.

Other home repair programs

The Austin Habitat for Humanity provides home repair services for low-income families. While this branch of the national nonprofit works mainly within the Austin area they have helped repair homes as far as Bastrop and Smithville. Austin Habitat typically works on 25 home repair projects each year. 92% of Home Repair clients are women and either single or widowed; 62% percent of Home Repair clients are seniors; and, 54% of Home Repair clients are disabled.¹¹

Meals on Wheels of Central Texas also provides home repair for seniors and adults with disabilities. Typically, clients must have a total household income at or below 80% of the current Median Family Income for Travis County. A Home Repair Inquiry Form can be found on the Meals on Wheels Central Texas Home Repair webpage: <https://www.mealsonwheelscentraltexas.org/programs/home-repair-needs>.

Existing Ordinance Enforcement

The following ordinances directly impact housing condition:

- **Zoning:** The Zoning Ordinance was adopted in 1995 and modified in January 2015. There are 16 zoning designations, eight of which pertain to housing:

¹¹ <https://www.austinhabitat.org/home-repair>

- M-1 Single-Family Manufactured Housing
- M-2 Manufactured Home Park
- PUD Planned Unit Development
- R-R Rural Residential
- R-1 Single-Family
- R-2 Two-Family
- R-3 Multifamily Residential
- RV - RV Park

■ Substandard Building Regulations: Article 3.03 of the Building Regulations declares substandard structures as nuisances and provides dangerous building abatement guidelines.

■ Mobile Homes and Manufactured Homes: Article 3.05 of the Building Regulations sets standards for mobile, manufactured and modular homes, and establishes a permitting and enforcement system. Although less durable than well-constructed stick-frame homes, when in compliance with HUD and building codes, manufactured homes can provide affordable, safe housing. One of the most common complaints about manufactured homes is that their appearance negatively impacts surrounding property values. Manufactured homes are growing increasingly similar to stick-frame homes in design, and when located on single-family lots with landscaping, masonry skirts, and regular maintenance, can be near-indistinguishable from stick-frame.



Figure 3C: New Manufactured Home¹²

A second issue with manufactured homes is that they can be more likely to depreciate in value than stick-frame homes due to factors such as location, maintenance, and purchase price. Depreciation negatively impacts local property tax revenues. A 2003 study conducted by the Consumers Union in Texas has assessed which aspects of manufactured homes are most likely to lead to depreciation or appreciation in value¹³. They conclude that the variability in manufactured home appreciation/depreciation is much higher than in stick-frame construction and that home owners and regulators can pursue a number of actions to increase the likelihood of appreciation:

- ✓ Own Land.
- ✓ If land ownership is not an option, rent and tenancy should be as stable as possible. Homes should be sold in place.
- ✓ Good location and neighborhoods [increase appreciation].
- ✓ Give the home site-built visual appeal and congruence with neighborhood styles.
- ✓ Pay fair price – and it may be that shopping for a deal in used homes is worthwhile.
- ✓ Improve demand for used homes by creating lending products to finance this market.
- ✓ Budget money for repairs
- ✓ Select durable homes
- ✓ Consider all the aspects that lead to equity building, not just appreciation.

The effect of manufactured homes on city tax revenues also depends on State tax law and county appraisal district methods for depreciating manufactured housing.

¹² www.manufacturedhomesource.com

¹³ Study available from www.consumersunion.org and is included in the digital appendices to this chapter.

- Noise Ordinance: Article 8.05 addresses noise concerns, outlining prohibited behaviors, permits for loud events and penalties. Violators of the ordinance will be fined between \$1 and \$500.
- Abandoned or Junked Motor Vehicles: Article 8.07 aims to improve the character and health of the city by eliminating junked vehicles that are located in an area visible from a public space.
- Flood Damage Prevention Ordinance: This ordinance was adopted in August 2008 and references the Federal Emergency Management Agency (FEMA) map and insurance study dated September 2008. The ordinance follows the model ordinances provided by the Texas Water Development Board (TWDB) and makes Jonestown eligible to participate in the National Flood Insurance Program (NFIP). The ordinance sets standards for construction in flood hazard areas identified by the Federal Emergency Management Agency (FEMA).

The Flood Ordinance requires houses in the floodplain to be constructed a minimum of two feet above the base flood elevation and sets standards for construction to minimize flood damage, but ideally new construction in the floodplain should be entirely prohibited.

Floodplain construction is not a serious problem in Jonestown. There are 63 houses within the 100-Year Floodplain.

Lower Colorado River Authority (LCRA) rules: The City of Jonestown also complies with several LCRA rules, including having formally adopted the LCRA Highland Lakes Watershed Ordinance Manual and complying with the LCRA On-Site Sewage Facilities rules for properties within 2,000 feet of Lake Travis.

Code Enforcement

Adopting good ordinances is a major step toward achieving community goals. However, enforcement of these ordinances also requires careful planning and implementation. Often, smaller cities have limited staff to deal with enforcement. City employees already wear many hats and code enforcement often requires time consuming tasks like making multiple site visits.

Rural communities around the country reach out to their respective county code enforcement officers and even to residents in the community for help. Involving the community can help in many ways, from delegating actual enforcement tasks to volunteers to community building activities such as clean-up days and assistance programs for the elderly. Involving the community also enhances education and awareness of local code.

The table below provides an overview of innovative code enforcement approaches set forth by the Rural Planning Group.¹⁴ For more information, please refer to the *Code Enforcement* article in the *Digital Appendix*.

¹⁴ <http://www.ruralplanning.org/>

Table 3D: Code enforcement: Who can help?¹⁵

Person/Organization	Who & How
Enforcement Resource Sharing	Several communities may share the cost of enforcement by having multiple jurisdictions pay a contractor to cite violations in their jurisdictions. Other communities also pay local law enforcement to issue fines and clean up violations.
Community Institutions (Churches, Clubs, etc.)	Local scout troops, churches, and service organizations are great resources for helping residents with trash, cars, or other blight problems. These local institutions can increase the number of residents aware of clean-up days and code requirements. They also reduce barriers for citizens resistant to city interference with their property. Public works vehicles and volunteers vehicles can be used in partnership with these institutions to maximize participation.
Planning & Zoning Commission	Planning and zoning commission members should know the code and the general plan; this knowledge makes them ideal candidates for an enforcement team. This can be done with compensation for commission members or pro bono. Flexibility should be provided to these groups to institute legal, yet creative, enforcement programs.
Citizen Inspectors	Cities can educate specific residents on the municipal code and train them on the cities enforcement procedures. The city can then allows these citizen inspectors to patrol their neighborhood, document violations, and begin the code enforcement process. Belligerent or repeatedly incompliant cases should be referred to city officials ¹⁶ .
<i>For the full list of people and groups that are recommended as options for compliance and enforcement plans, please see the Code Enforcement publication in the Digital Appendix of this plan.</i>	

Alternative Home Removal Strategies

Two increasingly popular alternatives to home demolition are deconstruction and house moving. Rather than bringing in heavy equipment to raze an abandoned structure before sending it to the landfill, home deconstruction specialists and salvagers take apart abandoned homes, piece by piece. Their focus is collecting materials for reuse, so they limit the amount of waste that heads to the landfill.

Certain structural moving companies maintain an inventory of commercial buildings and stick frame and manufactured homes that they've removed from properties with the intention of reselling and relocating them at a later time. Often times, structural moving companies sell their inventory at relatively affordable

¹⁵ http://www.ruralplanning.org/assets/code_enforcement-web.pdf

¹⁶ Way, Heather K., Michelle McCarthy, and John Scott. The University of Texas School of Law. Building Hope: Tools for Transforming Abandoned and Blighted Properties into Community Assets. Austin: The University of Texas School of Law, 2007. Web. 28 Nov 2009. .

prices. By reselling the homes, house movers keep them out of the landfill, and they give new buyers an opportunity to rehabilitate the structures.

Unlike demolition, pricing deconstruction isn't always straightforward. In certain cases, salvagers will pay to remove certain materials, but they might not take everything. In other cases, deconstruction specialists will demolish the house for the right to collect all of the materials they want. In still other cases, deconstruction can cost significantly more than demolition. However, deconstructing a home allows the homeowner to take a significant tax deduction, often larger than the cost of deconstruction itself. An explanation of the appraisal process for donated building materials has been included in the Digital Appendix.

If structural movers keep the structure, they may or may not charge for house removal. Depending on the home, they might buy it from the property owner before moving it. As long as the home is structurally sound enough to be moved, structural moving companies will collect homes and other buildings in all conditions.

An additional alternative is donating abandoned structures to area fire departments. In the past, homeowners have taken a tax deduction for the donation. The IRS has recently updated the way it enforces the rules regarding donating a structure to a fire department in lieu of demolition, so earning a tax deduction shouldn't be the primary motivation for pursuing this option. Fire departments use the structures for training exercises, including burning the houses to the ground. Generally, the departments handle removing any leftover debris, but the details of any arrangement would have to be worked out with the participating department.

3.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

Table 3E: Implementation Plan 2017-2027

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2017-2020	2021-2024	2025-2027			
Goal 3.1 Create design guidelines for new residential development						

Amend the city's zoning ordinance to accommodate a form-based approach and outline a variety of housing design requirements. Ensure housing style diversity within Planned Unit Development requirements.

X

P&Z

Variable

GEN

Goal 3.2 Adopt a Future Land Use Map

Adopt a community-vetted Future Land Use Map. Update as needed and review at least every 10 years.

X

X

P&Z

Staff

GEN

Goal 3.3 Renovate or replace substandard housing

Promote the HOME grant to residents and assist with application process.

X

X

X

City

Up to \$50,000

GEN, TDHCA

Keep up-to-date information on grant programs and housing assistance organizations at City Hall, on the city website, at the library, and at local churches (see *Appendix 3C* for a list of organizations)

X

X

X

City

Staff

GEN

Continue to enforce substandard structures ordinance

X

X

X

City

Varies

GEN, Varies

Enhance code enforcement through partnerships with other organizations/entities

X

X

X

City

Variable

GEN, Local

Communicate with state and regional housing affordability organizations about programs/initiatives available to the City of Jonestown and its residents and place on the city website links to available services

X

X

X

City

Staff

GEN

GEN = Municipal funds; Staff = Staff time; City = City of Jonestown; LOCAL = donations of time/money/goods from private citizens, charitable organizations, and local businesses; TDHCA = Texas Department of Housing and Community Affairs; P&Z = Planning and Zoning Commission

*Current HOME grant match is 1% per each 1,000 residents over 3,000 people; HOME rules and match requirements are subject to change

3.6 Appendix 3A: Detailed Housing Data

An exterior/windshield survey of all residential buildings in Jonestown was conducted in December 2017 to determine the physical condition of each housing unit in the city and ETJ (extraterritorial jurisdiction). A housing unit can be a single-family detached house, a mobile/manufactured home or a multifamily unit such as an apartment, condominium or town home. The survey rates the condition of each housing unit on a scale from “standard” to “dilapidated” as defined in *Table 3A.1*.

Table 3A.1: Housing Condition Survey Classifications and Criteria

Criteria	
Standard	<p>Few or no minor visible exterior defects such as:</p> <ul style="list-style-type: none">• cracked, peeling, or missing paint• cracked, sagging, rotting, or missing siding, steps, porch planks, or other wooden surfaces• cracked or broken window panes• cracked masonry, brick, or mortar surfaces• missing or damaged roof shingles• small rust spots on mobile homes <p>Generally meets local building codes No detriment to health and safety present</p>
Deteriorating	<p>Few visible exterior defects requiring repair beyond routine maintenance such as:</p> <ul style="list-style-type: none">• missing or damaged wooden surfaces that could cause injury if walked upon or leaned against• missing window panes• badly deteriorated window frames• major holes in exterior walls, up to one (1) foot across and/or penetrate through the interior walls• roof missing many shingles or has holes up to six (6) inches across• chimney bricks missing• extensive rusting, joint separation on mobile home exterior <p>Rehabilitation is economically feasible</p>
Dilapidated	<p>Fails to provide safe shelter Several of the major defects listed under Deteriorating Any major structural damage such as:</p> <ul style="list-style-type: none">• sagging foundation• sagging roof• slanted or tilted exterior walls• missing doors• collapsed chimney or porch• fire or severe water damage <p>Rehabilitation is not economically feasible</p>

All non-HUD Code (pre-June 15, 1976) mobile homes are considered dilapidated

Occupancy and vacancy was determined by a visual inspection of each house. Each house was checked for: wired electric meter, yard maintenance, intact blinds and/or visible furniture, undamaged or secured windows and the condition of yard furniture. *Table 3A.2* tabulates the complete survey results.

Table 3A.2: Housing Data from Windshield Survey

	Type / Condition	Occupancy	City	ETJ	Total Region
Stick Frame	Standard	Occupied	930	408	1,338
		Vacant	2	1	3
	Deteriorated	Occupied	4	1	5
		Vacant	9	7	16
	Dilapidated	Occupied	82	19	101
		Vacant	4	1	5
	Total (Occupied)		1,016	428	1,444
	Total (Vacant)		15	9	24
	Subtotal - Stick Frame Homes		1,031	437	1,468
	Type / Condition	Occupancy	City	ETJ	Total Region
Mobile & Manufactured	Standard	Occupied	22	4	26
		Vacant	0	0	0
	Deteriorated	Occupied	12	1	13
		Vacant	0	1	1
	Dilapidated	Occupied	39	3	42
		Vacant	0	1	1
	Total (Occupied)		73	8	81
	Total (Vacant)		0	2	2
	Subtotal - Mobile/Manufactured Homes		73	10	83
Subtotal - Single Family Units			1,104	447	1,551
	Type / Condition	Occupancy	City	ETJ	Total Region
Multifamily	Standard	Occupied	70	0	70

	Deteriorated	Vacant	0	0	0
		Occupied	2	0	2
		Vacant	0	0	0
	Dilapidated	Occupied	0	0	0
		Vacant	0	0	0
	Total (Occupied)		72	0	72
	Total (Vacant)		0	0	0
	Subtotal - Multi-Family Homes		72	0	72

Type / Condition		Occupancy	City	ETJ	Total Region
Total Housing Conditions	Standard	Occupied	1,022	412	1,434
		Vacant	2	1	3
		Total Standard	1,024	413	1,437
	Deteriorated	Occupied	18	2	20
		Vacant	9	8	17
		Total Deteriorated	27	10	37
	Dilapidated	Occupied	121	22	143
		Vacant	4	2	6
		Total Dilapidated	125	24	149
	Total (Occupied)		1,161	436	1,597
	Total (Vacant)		15	11	26
	<i>Total Housing Units</i>		<i>1,176</i>	<i>447</i>	<i>1,623</i>

Source: Grantworks, Inc., 2017 Fieldwork Study

3.7 Appendix 3B: Housing Affordability Calculations

Housing is considered affordable when monthly costs are less than 30% of monthly income. *Table 3B.1: Housing Tenure Data* tabulates the median monthly income, total number of owner and renter-occupied housing units and the housing costs as a percentage of income for both renters and home owners.

Table 3B.1: Housing Tenure Data, 2017

		City	County
Owner Occupied	<i>Total Occupied Housing Units</i>	<i>991</i>	<i>453,116</i>
	# of Units	807	404,467
	% of Total	81%	89%
	Monthly \$ w/Mortgage (median)	\$1,695	\$1,749
	% of monthly income	35%	34%
	Monthly \$ w/o Mortgage (median)	\$446	\$672

	% of Income	9%	13%
Rental Units	Number of Units	184	48,649
	% of total units	19%	11%
	Median monthly rent	\$1,221	\$1,054
	% of monthly income	25%	21%

* The City housing unit count is from the Census and does not include additional houses counted in the field survey.

Source: 2010 U.S. Census Bureau QT-H1; American FactFinder <<http://factfinder.census.gov>>

Another affordability measure for housing and a key component of mortgage lending decisions is the price to income ratio. The price to income ratio is the disparity between median income and median housing value. It provides a measure to answer the question "Is a median priced home affordable for a median income earner?" According to a 2013 article published by Forbes, the typical median home in the U.S. costs 2.6 times as much as the median annual income.¹⁷ Table 3B.2 shows that Jonestown's price to income ratio is lower than that of the county and the state, indicating that the city is affordable for Jonestown residents.

Table 3B.2: Median Household Income and Housing Values

	City	County	State
Median Household Income	\$58,355	\$61,451	\$53,207
Median Household Monthly Income	\$4,863	\$5,121	\$4,434
Median Home Value	\$145,300	\$237,100	\$136,000
Median Home Value / Median Household Income	2.5	3.9	2.6

Source: U.S. Census Bureau; American Community Survey 2010-2014, Tables B19013, B25077; American FactFinder <<http://factfinder.census.gov>>

¹⁷ "High Home Price-to-Income Ratios Hiding Behind Low Mortgage Rates" retrieved from: <http://www.forbes.com/sites/zillow/2013/04/16/high-home-price-to-income-ratios-hiding-behind-low-mortgage-rates/>

3.8 Appendix 3C: Community Housing Organizations and Grant Programs

Detailed information regarding programs that serve housing needs in Travis County and Jonestown are listed below. Additional information on State and Federal programs that may be useful to Jonestown's residents may be found by contacting local offices and reviewing individual organizations' websites.

3.8.1 Services Currently Available/Active in Jonestown

Capital Area Council of Governments (CAPCOG)

Council of governments (COGs) are voluntary associations of local governments formed under Texas law. These associations address problems and planning needs that require regional attention or that cross the boundaries of individual local governments. COGs coordinate planning and provide a regional approach to problem-solving through cooperative action and may provide direct services at the local level.

CAPCOG has several advisory committees, including the Aging Advisory Council, Geographic Information Systems Planning Council and the Clean Air Coalition. CAPCOG has a Community & Economic Development Program that manages the Capital Area Economic Development District. This entity produces the region's Comprehensive Economic Development Strategy.

Main Office:

CAPCOG

6800 Burleson Rd

Building 310, Suite 165

Austin, TX 78744

(512) 916-6000

Counties Served: Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis, Williamson

Area Agency on Aging

Local area agencies on aging (AAAs) are affiliated with the Texas Department on Aging and receive State and Federal funds to help coordinate local elderly care for those over age 60. Services the agency provides include: Nursing Home Ombudsman, Benefits Counseling (legal information), Care Coordination (in-home assistance with meals, minor repair, health care, etc.), Caregiver Support Program (counseling/assistance to caregivers) and some additional services (health and wellness). CAPCOG administers the program in Travis County.

Main Office:

CAPCOG

6800 Burleson Rd

Building 310, Suite 165

Austin, TX 78744

(512) 916-6062

Counties Served: Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis, Williamson

3.8.2 Grants/Loans and Organizational Resources Available to the City

Texas Department of Housing and Community Affairs (TDHCA)

TDHCA is the State agency responsible for promoting and preserving homeownership, and financing the development of affordable rental housing. The agency has programs to build and to rehabilitate single family and multifamily housing. The City can apply for funding to:

- assist with multifamily unit rehabilitation projects; (*Rental Housing Development Program*);
- assist renters, including veterans and persons with disabilities, with utility and security deposits (*Tenant Based Rental Assistance Program, Tenant Based Rental Assistance Program for Persons with Disabilities, and the Veterans Housing Support Program*);
- provide down payment assistance to individuals who have not owned a home in three years or who are first-time home buyers (*Texas HOMEbuyer Assistance Programs*);
- repair or replace substandard homes for low-to-moderate income residents (*HOME Rehabilitation Program and Homeownership Assistance Program*); and
- construct home accessibility projects for disabled residents (*Amy Young Barrier Removal Program*)

Contact:

www.tdhca.state.tx.us

Phone: (512) 475-3800

or (800) 525-0657

U.S. Department of Agriculture Rural Development (USDA-RD)

The mission of USDA-RD is to improve the economy and quality of life in rural America. USDA programs include homeownership opportunities, owner-occupied housing assistance, rental assistance, rental housing development, community development activities, business development and technical assistance in rural areas of the state (generally considered areas with a population of less than 20,000 people). Programs include:

- Loan Program: USDA-RD Guaranteed Rural Housing Loans for Single Family Dwellings offers help for people who want to own a home but cannot pay a down payment. Low- and moderate-income applicants can have closing costs associated with purchasing a house financed into the loan up to the appraised value of the property. Loans can be for new or existing homes. The Guaranteed Rural Housing Program charges a 1.5% guarantee fee that is due at closing. Generally, the program targets communities with populations of 10,000 or less in locations not closely associated with urban areas.
- Direct Loan program: Individuals can apply for direct loans through the area office located in Georgetown.
- Rural Repair and Rehabilitation loans: Used to modernize existing homes by adding bathrooms, central heating, modern kitchens and other improvements such as driveways and foundation plantings. Individuals who meet the requirements should contact USDA directly for these loans.

The USDA Rural Development Georgetown office accepts applicants from Jonestown. Some seniors may be eligible for grants of up to \$7,500 for home repairs.

Programs are explained at www.rurdev.usda.gov/ProgramsAndOpportunities.html or the following offices can be contacted.

Local Office:

Georgetown Area Office
1100 Martin Luther King St
Georgetown, TX 78626
(512) 863-6502 ext 4

State Office:

101 S. Main, Ste. 102
Temple, TX 76501
(254) 742-9770

Texas Affiliation of Affordable Housing Providers (TAAHP)

TAAHP is a non-profit association of affordable housing developers, financiers and designers throughout Texas. The goal of TAAHP is to "increase the supply and quality of affordable housing for Texans with limited incomes and special needs," and the organization's primary focus is on education and lobbying. The group is a good starting place for communities interested in affordable housing projects. It provides communities with networking opportunities (through conferences and newsletters) to market available land, seek financing information and/or discuss changes to State laws that could bring more affordable housing to their towns.

Contact information:

221 E. 9th Street, Ste. 408
Austin, TX 78701
(512) 476-9901
<http://taahp.org>

Rural Rental Housing Association of Texas (RRHA)

RRHA is a non-profit association of professionals involved in the development and management of rental housing in rural Texas. Like TAAHP, the organization provides communities with networking opportunities and lobbying for the industry as well as technical assistance and training for housing providers.

Contact information:

417-C West Central Temple,
Texas 76501
PHONE 254.778.6111
FAX 254.778.6110
www.rrhatx.com

3.8.3 Grants/Loans and Organizational Resources Available to Residents

Austin Habitat for Humanity

The Austin Habitat for Humanity provides home repair services in the Austin area. While the organization works mainly within the City of Austin, they do take on projects within the greater Austin area. Information can be accessed online or over the phone:

Contact information:

Austin Habitat for Humanity
500 W Ben White Blvd
Austin, TX 78704
(512) 472-8788 x 100
<https://www.austinhabitat.org/home-repair>

Meals on Wheels of Central Texas

This organization provides services to nearly 5,000 persons in need with the help of more than 7,000 volunteers. The home repair program serves the greater Austin area by assisting seniors and adults with disabilities repair the condition of their homes and improve access. Information can be accessed online or over the phone:

Contact information:

Meals on Wheels Central Texas
3227 East 5th St
Austin, TX 78702
(512) 476-6325
<https://www.mealsonwheelscentraltexas.org/programs/home-repair-needs>

Travis County Community Services

The Travis County Health and Human Services Division serves as an excellent resource for available local programs and services. The programs and services include: Housing Services, Neighborhood Conference Committee, Services for the Deaf and Hard of Hearing, Community Services Community Liaison Program, Work-Based Learning Program/ Summer Youth Employment Program and the Coming of Age program. This information can be accessed online or over the phone:

Contact information:

Travis County Community Services Division
100 N. IH 35, Suite 3200
Austin, TX 78701
(512) 854-4597
<https://www.traviscountytx.gov/health-human-services/divisions/community-services>

Texas State Affordable Housing Corporation (TSAHC)

TSAHC is a self-supporting, not-for-profit organization created by State statute in 1994 to provide safe, decent and affordable housing for low-income Texans and other underserved populations. TSAHC provides a variety of affordable housing programs that range from First-time Homebuyer

Programs for individuals and families. Programs provide low-interest financing to individuals, particularly first-time homebuyers, teachers, paid firefighters, EMS personnel, peace officers, correction of juvenile corrections officers, county jailers and public security officers. It also provides various financing options for developers of both single family and multifamily housing, portions of which would serve low-to-moderate income tenants. Programs are listed on the agency website at www.tsahc.org. The agency can be reached at 512-477-3555 or 888-638-3555.

Aging in Place

Aging in Place is a joint program of Partners for Livable Communities and the National Association of Area Agencies on Aging. It provides regional workshops and jumpstart grants to facilitate conversations and form action plans that address issues of aging in place within a community. Past JumpStart grants have been used to create programs that assist seniors with home maintenance and lawn care, provide paratransit services to help senior residents remain an active part of their community and create "return visit" programs where nurses/social workers visit regularly to identify possible issues that may impair the individual's ability to remain in their home. For information, contact Penny Cuff, Vice President of Programs for Partners for Livable Communities by emailing pcuff@livable.org or calling (202) 887-5990. Website: www.aginginplaceinitiative.org

Additional resources on aging in place can be found through national networks:

National Aging in Place Council (www.ageinplace.org)
Senior Resource (www.seniorresource.com/ageinpl.htm)

Texas Ramp Project

Texas Ramp Project is a non-profit agency that relies on volunteers, foundations, civic organizations and corporate partners to build ramps for low income elderly and disabled residents. Since it was established in 2006, the organization has built over 3,428 ramps throughout the state. The organization accepts client referrals from social service agencies through its 19 service areas. Social service agencies can refer clients by submitting an online form to their respective service area. The Texas Ramp Project currently serves Travis County.

Central Administration Office:
PO Box 832065
Richardson, TX 75083
Phone: (214) 675-1230
www.texasramps.org

Texas Association of Structural Movers

TASM is a statewide trade organization for structural movers. Their website provides an easy to use Member Directory that is organized by region. It also provides an Online Quote Engine to send a

request for services to all TASM members. The organization is a good source for helpful information about the house moving process and permitting requirements.

Contact:

Texas Association of Structural Movers

1306-A West Anderson Lane

Fort Worth, TX 76179

Phone: (512) 454-8626

Website: www.texashousemovers.com

The ReUse People of America

The ReUse People of America provide deconstruction services across the country. They have over 20 years of experience in the deconstruction industry, and they are experts in making sure that homeowners get as much salvageable material as possible. Their expertise is important because the value of the salvageable material will determine the tax deduction that a homeowner can take on the donated deconstructed materials. In addition to deconstruction services, The ReUse People of America conduct job training seminars. In the past, they have worked with cities to provide job training for unemployed and underemployed residents.

Contact:

The ReUse People of America

9235 San Leandro St.

Oakland, CA 94603

Mike Thrutchley, Deconstruction Manager, Texas Regional Office

Phone: (214) 251-2306

Website: www.deconstructiontexas.com

Pure Salvage Living

Pure Salvage Living is Tiny Texas Houses' salvage operation. They salvage materials from dilapidated and decaying structures before completing demolition. They can deconstruct a structure and leave the salvaged materials for the property owner, or they can keep the salvaged materials. The Pure Salvage Living website is a good source for homeowners trying to locate deconstruction professionals in their area. The website is also the best way for homeowners to have their project evaluated. It includes an online form where homeowners can input information about the size, condition and location of the structure that needs to come down, along with the desired project timeframe. Pure Salvage Living reviews deconstruction projects on a case by case basis. All fees for deconstruction must be worked out directly with Pure Salvage Living or their representatives.

Contact:

Pure Salvage Living

20501 E. I-10

Luling, TX 78648

Phone: (830) 875-2500

Website: www.puresalvageliving.com

Legal Aid Services

Local legal aid organizations provide civil legal representation and advice at little or no cost to low income individuals who cannot afford a lawyer. Legal aid focuses on legal issues relating to basic needs, self-sufficiency, children and families, elderly and disability and housing and homelessness prevention.

Texas Rio Grande Legal Aid (www.trla.org/) serves communities around Texas with legal aid in housing, family, health, public benefits, education, employment, individual rights, fair housing and many other areas.

Texas Rio Grande Legal Aid –Austin Office:

4920 IH 35

Austin, TX 78751

Phone: (512) 374-2700

Counties Served: Bastrop, Blanco, Burnet, Caldwell, Hays, Llano, Mason, Travis, Williamson

Leader Dog for the Blind

Leader Dog works to improve the mobility and independence of blind or visually impaired individuals by partnering them with a guide dog. Applicants complete a 26 day residential training program and must be 16 years or older and in good mental and physical health. The training program is located in Rochester Hills, Michigan and is offered at no cost. Room and board and transportation costs to and from the training program for clients traveling within the United States are also provided free of charge. The organization also offers orientation and mobility and GPS programs to professionals and clients. Applicants can apply online at www.leaderdog.org or can download an application to print and mail.

Contact:

Leader Dogs for the Blind

1039 S. Rochester Rd.

Rochester Hills, MI 48307

Phone: (248) 651-9011 or 888-777-5332

4 LAND USE STUDY

The location and extent of land uses in a community affect property values, city service expenditures, traffic flow, aesthetics, and economic development potential. The Existing Land Use Map (*Map 4A*) shows land development patterns within the city limits and extraterritorial jurisdiction (ETJ). The Future Land Use Map (*Map 4B*) and Land Use Study provide legal support for the city's zoning map, showing desired future land uses according to this planning study. The Future Land Use Map serves as a visionary document for the community and helps direct future growth.

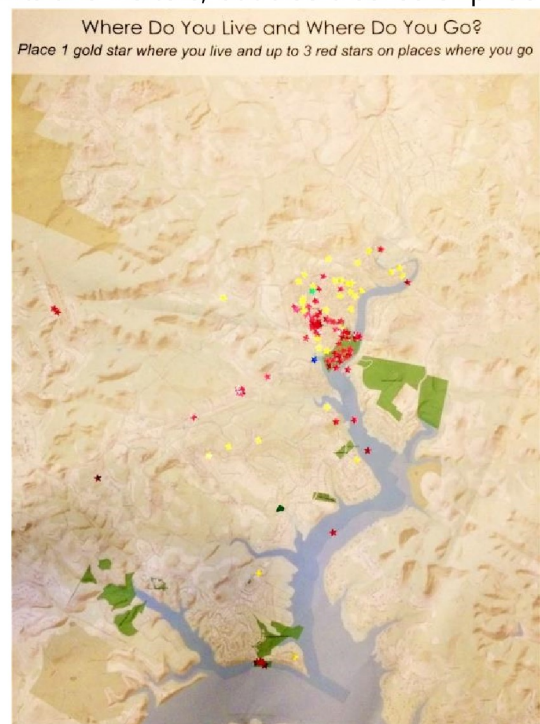
4.1 Highlights

The majority of Jonestown's land area is used by single-family residential neighborhoods. The city's parks represent not only a great recreational resource for residents and visitors, but also a sense of pride and identity for Jonestown. The community would like to see additional park improvements and nature trails in the future. Residents would like to see more commercial/retail development, specifically restaurants and shops.

4.2 Context: History & Community Input

Previous Studies

2005 Comprehensive Plan – This plan examined existing land use, as shown in the table below, and created goals and policies for future land use.



The "Where do you live and where do you go" mapping exercise from the first public meeting on March 6 illustrates the popularity of Jones Brothers Park.

Table 4A: Existing Land Use (2005) Within the City Limits

EXISTING LAND USE DISTRICT	AREA INSIDE CITY LIMITS (acres)	PERCENT OF TOTAL LAND AREA (City Limits)	ESTIMATED EXISTING LAND USES (Acres per 100 persons)*	BENCHMARK RATIOS**
SF (Low and Medium Density)	592.5	20.5%	33.90	3.0-8.2
MH	46.2	1.6%	2.64	0.1-0.45
MF	0.2	0.0%	0.01	0.25-0.65
COM	13.1	0.5%	0.75	1.0-3.2
OFFICE	3.1	0.1%	0.17	0.05 - 0.20
INDUSTRIAL	13.1	0.5%	0.75	0.75 - 1.5
INSTITUTIONAL	25.3	0.9%	1.45	0.8
PARKS	48.8	1.7%	2.79	1.09 - 1.5
TRANSPORTATION	11.3	0.4%	-	-
UTILITIES	2.2	0.1%	-	-
UNDEVELOPED	1789.6	61.9%	-	-
LAKE	348.0	12.0%	-	-

The goals of the future land use element of the 2005 Plan were protect the lake and hills; provide for a balanced land use pattern; and, provide for a compatible land use pattern.

2013 Comprehensive Plan Update – This plan was prepared by the LCRA Community Development Department and the Pedernales Electric Cooperative Community Economic Development Department. It provides an analysis of demographic data and an action plan. The action plan contains eight main goals, including:

- Continue to work towards FM 1431 improvements
- Develop a clear visions statement for the City of Jonestown
- Review and update FM 1431 overlay and zoning

- Develop wastewater system serving FM 1431 corridor
- Continue to expand park and recreation amenities

Community Input

A detailed discussion of community input collection is located in *Chapter 1: Executive Summary*. The particular concerns expressed by residents that relate to land use are:

Achieve/Preserve	Avoid/Eliminate
<ul style="list-style-type: none"> ▪ More commercial development, like restaurants/bars and retail/shops ▪ Town Center ▪ Existing park improvements and more nature trails ▪ Hill Country scenery and natural topography ▪ Safer, more accessible development for walking and bicycling 	<ul style="list-style-type: none"> ▪ High density/overdevelopment ▪ Too many driveways off of FM 1431

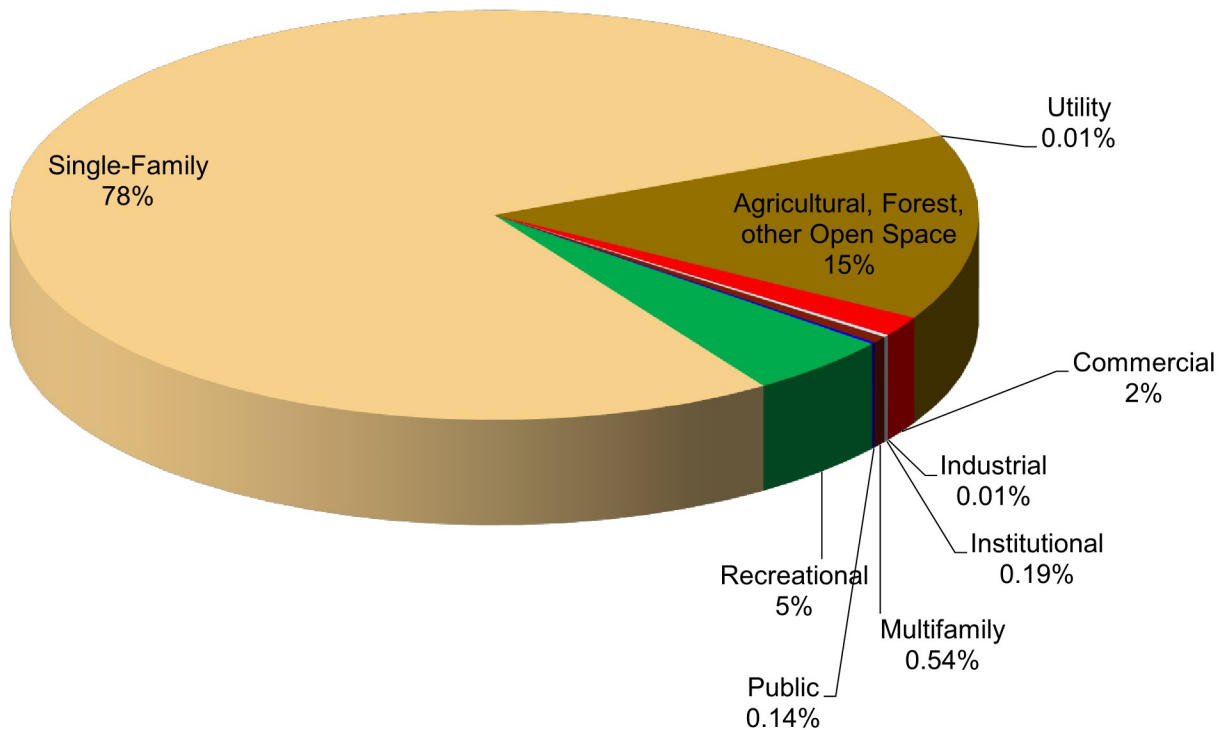
4.3 Inventory & Forecast

Existing Land Use

Jonestown's land use in 2017 is characterized by:

- Approximately 4,900 acres in the city limits.
- Approximately 3,900 acres of single-family residential land. Single-family residential is the dominant land use out of developed land in the city.
- Significant amount (approximately 470 acres) of recreational/open space land.
- Low-density; uses are generally separated (see *Map 4A*).

Chart 4A: Land Use Percentages in the City



Definitions, detailed tables, and an explanation of the methodology used to calculate land use can be found in *Appendix 4A*.

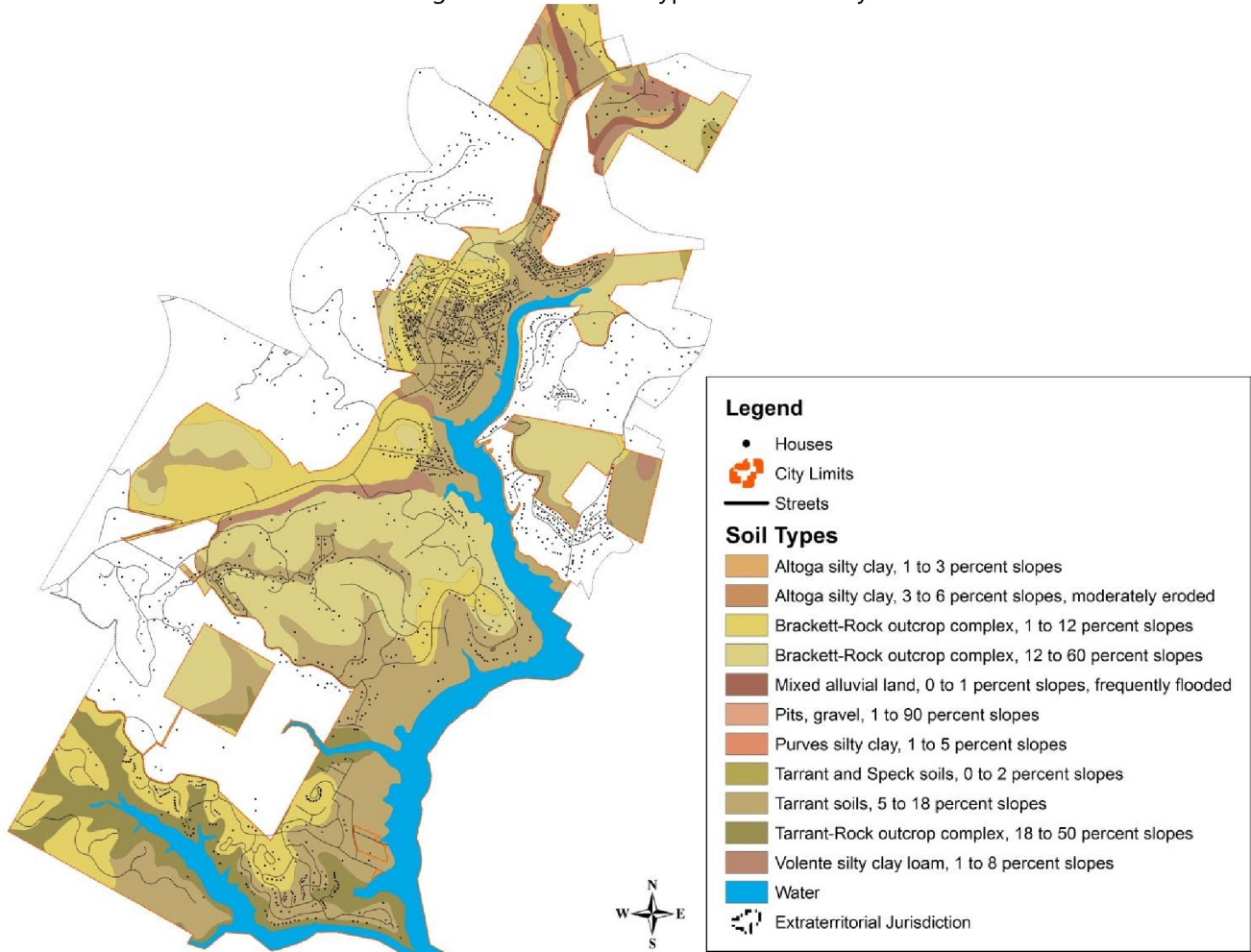
Environmental Factors

Environmental factors affecting construction include creeks, floodplain, and soil type. Those factors do not prevent construction, but they can guide development or make initial costs and/or long-term maintenance more expensive. The three most common soils found in Jonestown are: Altoga silty clay, 3 to 6 percent¹⁸; Brackett-rock outcrop complex, 1 to 12 percent; and, Brackett-rock outcrop complex, 12 to 60 percent. To read more about these soils please visit the USDA Natural Resources Conservation Service Web Soil Survey page.¹⁹

¹⁸ The percentages refer to slope

¹⁹ <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

Figure 4A: Soil Types & Buildability



Future Land Use

Jonestown is expected to experience some changes in land use patterns over the next 10 years based on a forecasted population increase from 1,950 to 2,084 (Growth Scenario 1), 2,377 (Growth Scenario 2), or 2,425 (Growth Scenario 3). Whether the population increases by 134 - 475 residents largely depends on the prospects of a Planned Unit Development (PUD).

The Future Land Use Map will guide where future development, like the development of a PUD, may occur. Similar to this planning study, the Future Land Use Map is a living document and should be

updated periodically to reflect changes within the community or city goals. Future land use is illustrated on *Map 4B*.

Table 4B: City Land Use, Existing and Future Proposed

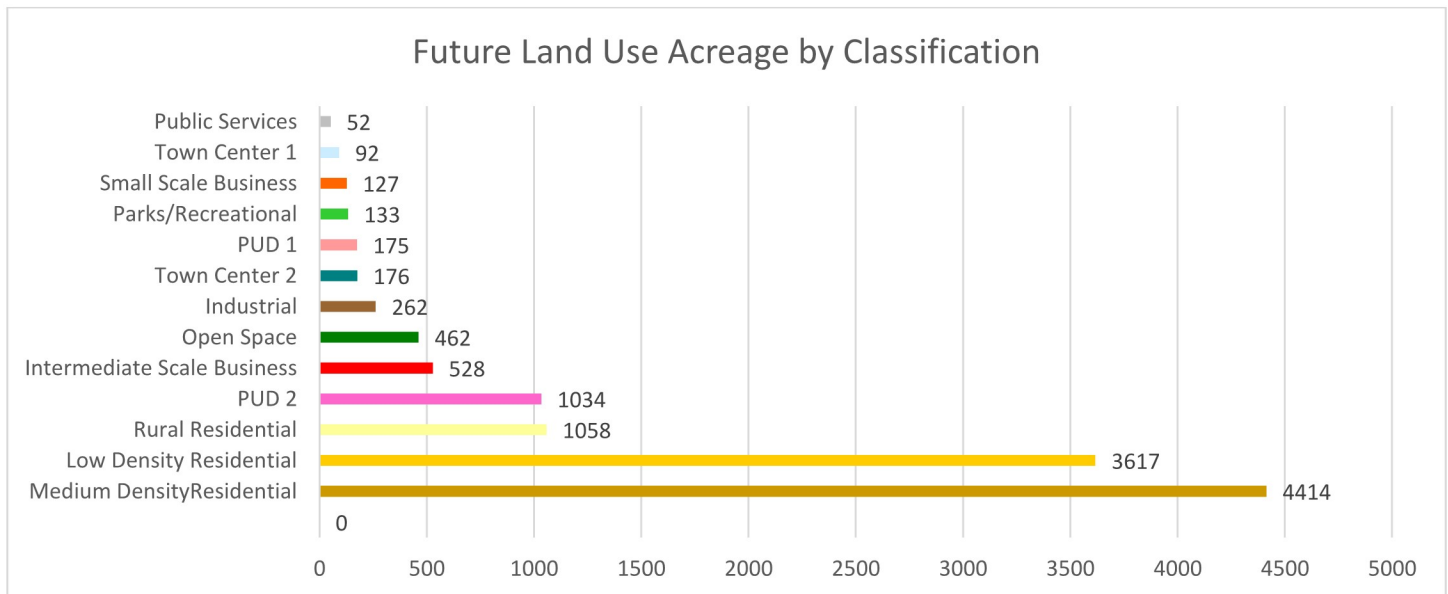
City Land Use Classification*	Existing		Acres per 100 people**	Future		Acres per 100 people †
	Acres	%		Acres	%	
Commercial	78	2%	4.0	121	2%	5.8
Industrial	0	0%	0.0	0	0%	0.0
Institutional	9	0%	0.5	9.1	0%	0.4
Multifamily	26	1%	1.4	39	1%	1.9
Single-Family	3,851	78%	198.4	4,089	82%	196.9
Recreational	239	5%	12.3	239	5%	11.5
Public	7	0%	0.3	1	0%	0.1
Utility	1	0%	0.0	1	0%	0.0
Open Space	723	14%	37.2	384	8%	17.8
Town Center District	N/A	N/A	N/A	102	2%	4.8

* Land use classifications were simplified for the sake of comparison. Future land use classifications of Rural Residential, Low Density Residential, and Medium Density residential are consolidated into the "Single-Family" here.

** Based on 2017 population estimate of 1,950.

† Based on the 2027 population projection of 2,084.

Table 4C: Future Land Use Classifications in order of Acreage



4.4 Key Land Use Considerations

Based on the community input and local land use data described above, the City of Jonestown should focus on the following key issues related to land use.

4.4.1 Adopt Future Land Use Map to support the city's desired development patterns

A Future Land Use Map should be adopted that supports the goals and vision of the community. While a Future Land Use Map is not a regulatory tool, it does help create a desired pattern of development and help guide city staff with administrative decisions as opportunities for growth and change arise.

The creation of a Future Land Use Map should consider:

- A town center district
- Hill Country preservation to ensure that natural scenery remains a core element of Jonestown
- Accommodating different types of residential development

Land Uses

The Future Land Use Map illustrates the following land uses:

Table 4D: Future Land Use Classifications

<u>Residential</u>	<u>Rural Residential</u> : Rural with large lots; allows certain livestock; may have potential to be subdivided further into low density residential in future
	<u>Low Density Residential</u> : Average 1 dwelling unit per acre, 1 dwelling unit per lot
	<u>Medium Density Residential</u> : Up to 4 dwelling units per acre, larger lots may have secondary DU- i.e., in-law apartment
<u>Town Center</u>	<u>Town Center 1</u> : Mixed use- single family residential, small square footage commercial businesses (may be combined with residential use on the same property or in same building), professional office, government, institutional (generally needs public sewer due to small lot sizes to develop into more than existing SF residential)
	<u>Town Center 2</u> : Innovative medium density residential- single family, duplex, triplex or fourplex. NO apartments, includes cottages and tiny homes with lower square footage minimums, (triplexes and fourplexes likely to need public sewer do to existing small lot sizes)
<u>Commercial</u>	<u>Small-Scale Businesses</u> : Serving primarily city residents and generally requiring vehicular transportation to access, abuts residential, limited to max 1 acre in size, some uses may require landscape screening along FM 1431
	<u>Intermediate-Scale Business</u> : Serving both city residents and those traveling to the city from nearby areas, requiring vehicular transportation to access, max 5 acres in size, requires landscape screening per ordinance, may require screening from FM 1431 depending on use in addition to landscape screening, requires lighting controls if impacting residential uses nearby
<u>Mixed Use</u>	<u>PD 1 Mixed Commercial</u> : Mixed commercial uses-office, retail, general commercial, utilities, light industrial, must be served by public sewer
	<u>PD 2 Mixed Use High Density Residential</u> :Multi-family- apartments or condominiums, may have up to 20% mixed use office or retail, short-term rentals allowed must be served by public sewer
<u>Industrial</u>	<u>Industrial</u> : Activities including manufacturing, storage, agricultural, construction that generate limited noxious waste products, generates high traffic or heavy equipment traffic, negatively impacts views, may require controls for lighting, screening, hours of operation to minimize environmental impacts
<u>Open Space</u>	<u>Open Space</u> : Public and private natural areas with highest and best use being recreational and protection of human settlement from negative effects of natural hazards such as flooding; may allow only limited human activity

	<u>Parks/Recreational</u> : Public and semi-public natural areas and landscaped areas designed for active and passive recreational uses
<u>Public Services</u>	Institutional, Utility, governmental
<u>Viewshed Overlay</u>	Areas where controls are required to limit negative impacts of development such as blocking long range views of the hills and Lake Travis
<u>FM 1431 Development Overlay</u>	Areas where development controls are included to enhance and support recognition of commercial development in high-speed traffic areas
<u>Protected Environmental Overlay</u>	Existing natural areas that may be negatively impacted by development-includes steep vegetated slopes, riparian buffers, wildlife corridors, floodplains

Growth Scenarios

The four different growth scenarios identified in *Chapter 2: Population Analysis* and *Chapter 3: Housing Analysis* produce a wide range of future residential land use scenarios. These implications are summarized in the table below.

Table 4E: 2027 Population and Housing Projections Add Growth 4

	Growth Scenario 1	Growth Scenario 2	Growth Scenario 3	Growth Scenario 4
2027 Population Projection	2,084	2,377	2,425	4,522
2027 New Construction Needed*	62	188	210	995
2027 Future Acres for Residential Use Needed	43.3	137.6	153	914

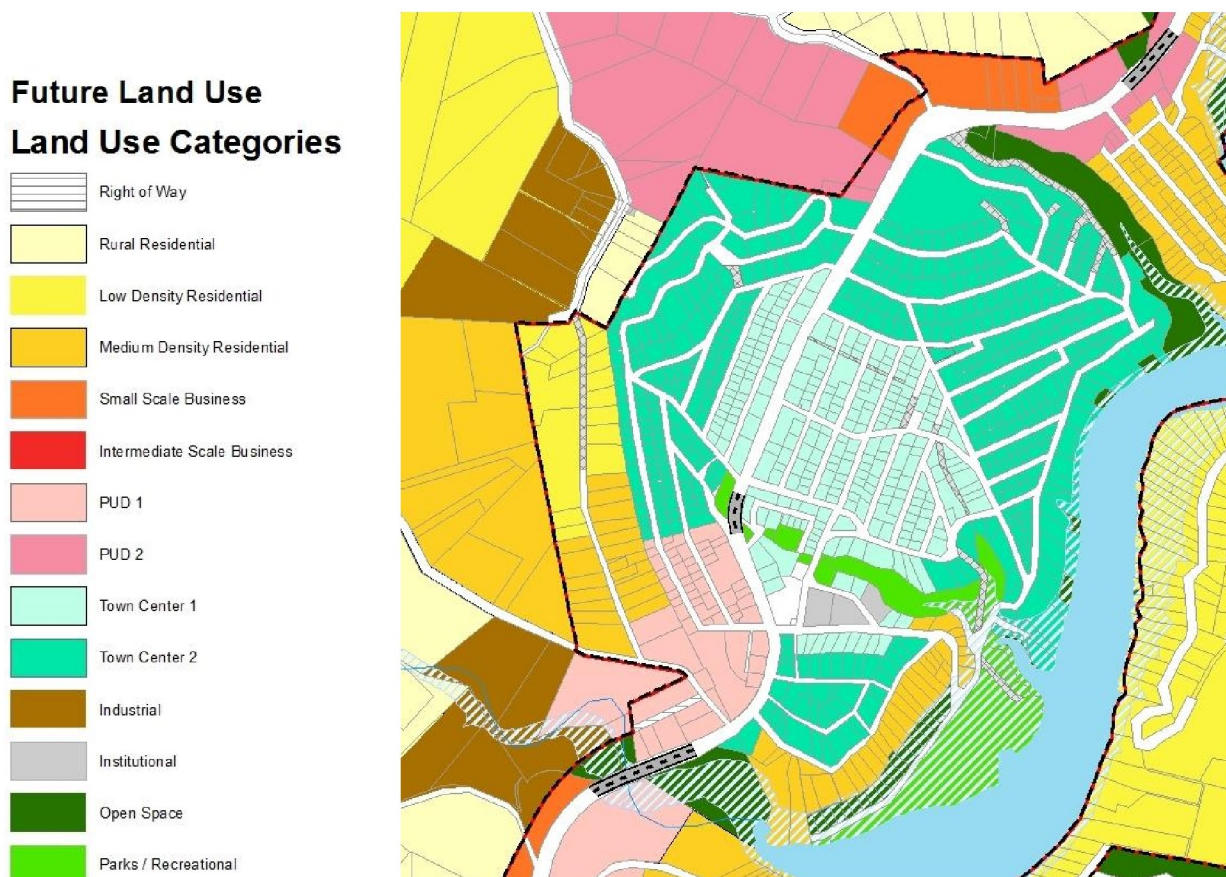
The *2027 Future Acres for Residential Use Needed* calculation assumes a breakdown of 90% single family and 10% multifamily, and a ratio of 0.8 acres per single family unit and 0.1 acres per multifamily unit.

The goal of the Future Land Use Map is to provide a vision that could accommodate all four growth scenarios. This is possible in a land use map because of the liberty to illustrate and discuss various land uses and densities without having to assign regulatory restrictions to them. Within the zoning ordinance there are lot sizes and density requirements associated with the designations and are not bound to any specific numbers. They convey an idea and sense of how the different land uses fit together.

4.4.2 Create a Town Center District Plan

The existing downtown area is roughly bound by Travis St. to the north; Deer Canyon Rd. to the south; Turkey Bend Dr. to the west; and, Lake Travis to the east. The Town Center District identified in the Future Land Use Map (and in *Figure 4C* below) illustrates the town center boundary.

Figure 4C



Create a Town Center Feasibility Plan

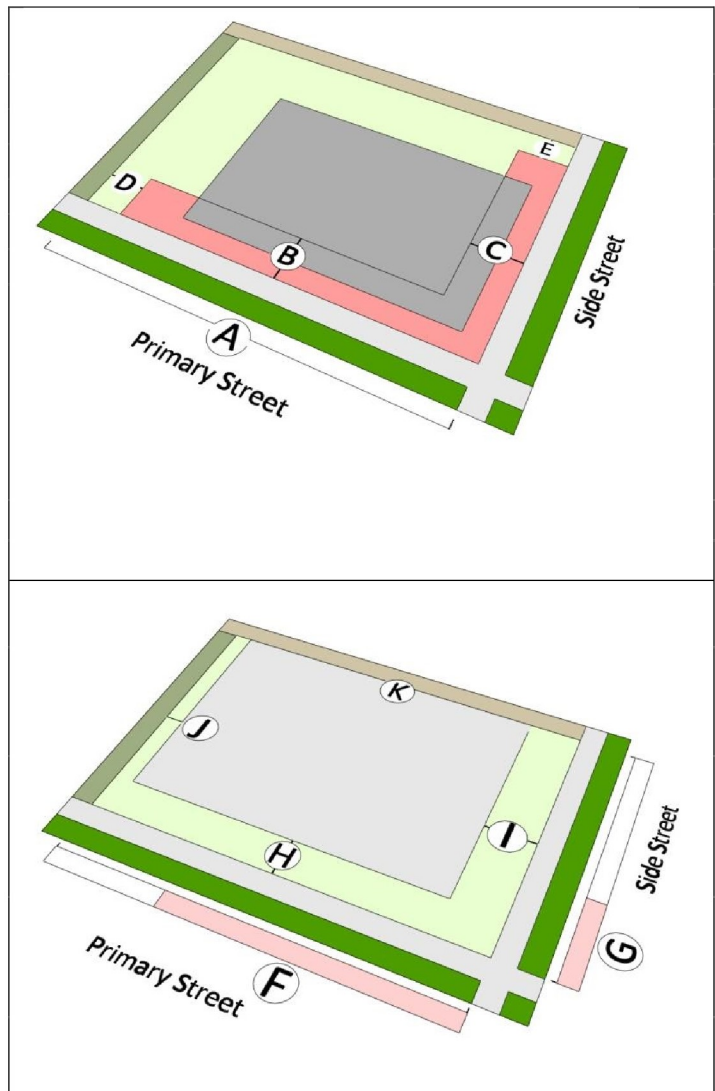
One of the main barriers the town center faces in terms of development is adequate wastewater facility connections. A town center wastewater feasibility study should be conducted to examine all possible wastewater options to serve the area. This feasibility study should provide at least three development scenarios, including a centralized wastewater connection, a cluster system for On-Site Sewage Facilities, and an as-is scenario.

Create a Town Center District in the Zoning Ordinance

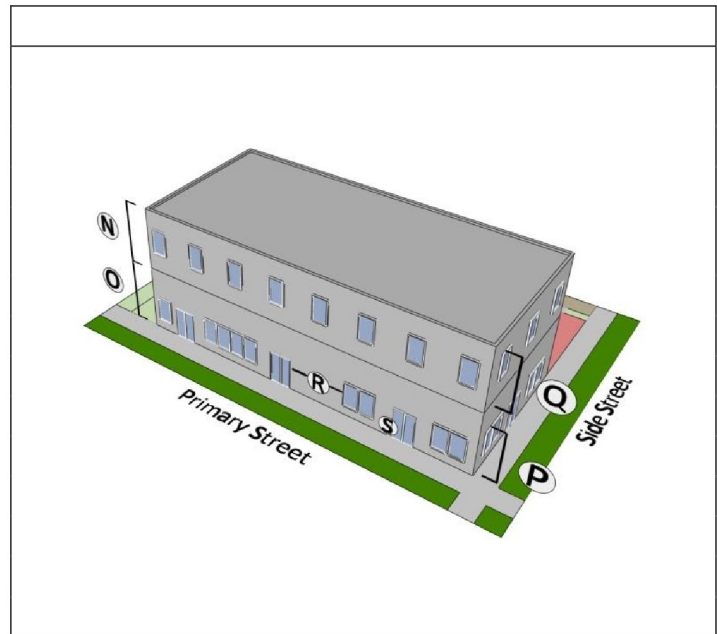
The Town Center District should be identified in the zoning ordinance as a new zoning category or as an overlay district. Creating a more flexible, form-based zoning approach to the Town Center District may help encourage a diversity of development and allow a mixed-use downtown to grow. The zoning district should include design guidelines and standards, identify permitted uses, and require certain building forms and placements in relationship to the public realm. The following table identifies possible regulations of a Town Center District. This is a hypothetical example and does not consider stormwater management requirements or low-impact stormwater designs that may further impact a form-based regulation.

Table 4F: Form-Based zoning considerations for a Town Center District

District:		TCD
Lot		
	Area (min SF)	3,500
(A)	Width (min)	25'
Structure Setbacks (from lot line)		
(B)	Primary street (min/max)	0'/5'
(C)	Side street (min/max)	0'/5'
(D)	Setback abutting R district (min)	20'
(D)	Setback abutting any other district (min)	10'
(E)	Setback abutting alley (min)	5'
Building Facade		
(F)	Min % of lot width	60%
(G)	Min % of lot depth	30%
Parking Setbacks (from lot line)		
(H)	Primary street setback (min)	10'
(I)	Side street setback (min)	10'
(J)	Setback abutting R district (min)	10'
(J)	Setback abutting any other district (min)	5'
(K)	Setback abutting alley (min)	0'
Height		
(N)	Stories (max)	3
(N)	Feet (max)	45'
(O)	Ground story height (min)	12'



Transparency		
(P)	Ground story (min)	45%
(Q)	Upper story (min)	20%
(R)	Blank wall area (max)	35'
Building Entrance		
(S)	Street facing entrance required	yes
Building Elements Allowed		
	Gallery or awning	yes
	Double gallery	yes
	Porch, stoop	yes
	Balcony	yes
Building Materials Allowed		
	Brick/Masonry	yes
	Solid wood planking	yes
	Fiber cement siding	yes



Create a Plan to Enhance Walking and Bicycling in the Downtown Area

A key element to creating a successful town center is providing a safe, accessible and pleasant environment for pedestrians and bicyclists. There are many ways to address pedestrian and bicycle issues, including investing in infrastructure, changing policy, addressing land use and design, and education.

As part of the Town Center District planning effort, the City of Jonestown should consider how to improve pedestrian and bicycle access and mobility. Three actions to consider are:

Include a fee-in-lieu for sidewalk development in the Subdivision Regulations	A fee-in-lieu can help the city maximize developer funds by creating connected sidewalks as opposed to piecemeal facilities. The City of College Station amended their Unified Development Ordinance in 2012 to include a sidewalk fee-in-lieu section. This amendment is included in the Digital Appendices of this study.
Identify high priority sidewalks	The City of Jonestown should identify high priority sidewalks as a part of amending the Subdivision Regulations to add a sidewalk fee-in-lieu.
Identify a parking lot location	The city should identify a parking lot location to consolidate parking which can help minimize driveways, idling cars, and maximize commercial land use.

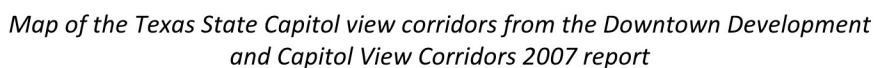
4.4.3 Create a Scenic View Plan

Adopt a Scenic View Overlay District

The beauty of Jonestown's natural topography and lake access is no secret. 95% of survey respondents replied their favorite thing about living in Jonestown is the natural beauty, Hill Country and lake. The

One way to preserve the cherished scenery while accommodating future growth is to create a scenic view overlay district. An overlay district is a zoning tool used to establish alternative land development requirements within a specific area that requires special attention, such as a historically significant or environmentally sensitive area. A common application of a scenic overlay district is used to direct development on a scenic thoroughfare. In Austin, TX, views of the Capitol Dome are protected by state law as well as municipal law.

- Create a technical advisory committee to help define and identify scenic views
- Establish a methodology for identifying and protecting scenic view corridors



- The purpose of this overlay district is to protect scenic qualities through the use of additional development criteria and by requiring uses compatible with both existing uses and the visual, natural environment.

Adopt a Dark Skies Ordinance

In 2014, the fellow Hill Country City of Dripping Springs became the first International Dark Sky Community in Texas. Since then, other Hill Country communities including Blanco, Boerne, Bulverde, Fredericksburg, Llano and Mason have all adopted outdoor lighting ordinances that control light pollution from new construction.²⁰ The City of Jonestown can become a steward of the Hill Country night skies by adopting a light ordinance supported by the International Dark-Sky Association. The Hill Country Alliance Night Sky Team has worked with several communities to address light pollution and serves as an excellent resource for all communities in the Hill Country region.

The darkest skies in North America can be found above the McDonald Observatory, located in the Davis Mountains of West Texas. As responsible neighbors, the Hill Country is obliged to help protect this unique scientific and cultural resource.²¹

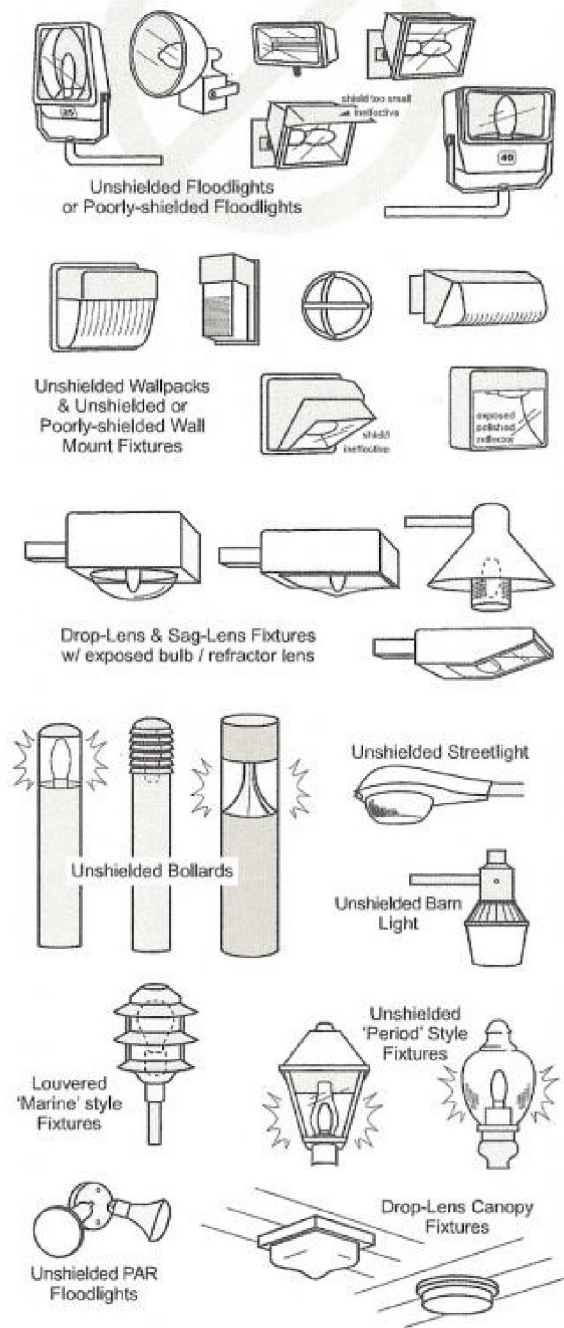
²⁰ Hill Country Alliance Issue: Preserving The Night Skies, <http://www.hillcountryalliance.org/wp-content/uploads/2014/06/Night-Sky-IP-8.9.16.pdf>

²¹ Ibid

Figure 4B: Hill Country Association Do's and Don'ts of Outdoor Light Fixtures

Unacceptable/Discouraged

Fixtures that produce glare and light trespass.



Acceptable

Fixtures that shield the light source to minimize glare and trespass.



Adopting a Dark Sky Ordinance does mean eliminating evening illumination; here, the Hill Country Alliance illustrates appropriate night lighting.

Preserve open space as the city grows

The Balcones Canyonlands is a National Wildlife Refuge just west of Jonestown. Their main mission of conservation can help compliment the goal of the Jonestown community to preserve the natural beauty of the area. The city should work with the national refuge to preserve some of the area's wild amenities.

Another way to preserve open space is to develop in innovative ways. Cluster Developments are a type of development that many municipalities are encouraging as alternatives to traditional suburban development. Also known as conservation subdivisions, cluster developments are residential subdivisions that have been designed to maximize contiguous open space in order to:

- Provide habitat for wildlife;
- Provide shared open space for recreation;
- Enhance community spirit;
- Reduce infrastructure maintenance costs (fewer miles of pavement and utility lines);
- Reduce flooding and road deterioration (less water enters the drainage system); and
- Preserve the City's rural character (by preserving open space).

As shown in *Figures 4C-4D*, a piece of land subdivided as a cluster development allows for the same number of houses as a traditional development. While each individual lot is smaller in the cluster development, the remaining land becomes common open space that can be used for recreation, utilities such as storm water detention ponds, and for public gardens or agriculture.

The City of Jonestown is a good example of the nationwide growth pressure into wildland-urban interfaces where wildfire danger is always a possibility. Approaches such as cluster development should carefully consider maintenance plans, prevailing winds, slopes, and alternative evacuation routes when proposing common open space.

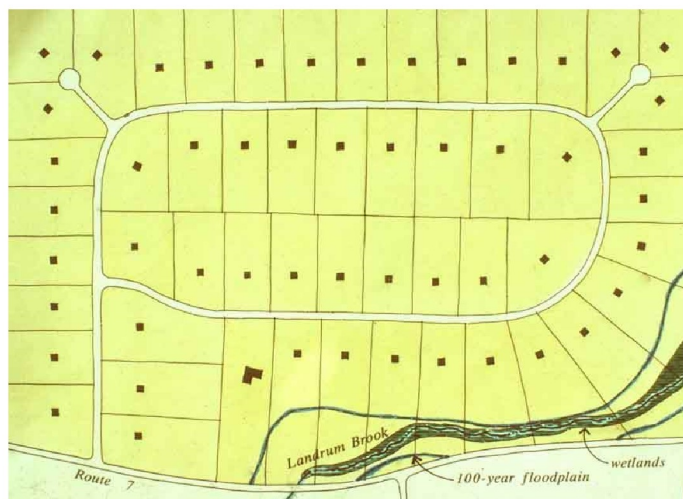


Figure 4C: Standard subdivision

130 acre site with 55, 2 acre home sites²²



Figure 4D: Cluster subdivision

Same 130 acre site with 55, 3/4 acre home sites; 81 acres preserved as common open space.

The City of Pearland has adopted a provision for cluster developments and could be contacted for guidance on adopting an appropriate ordinance amendment and encouraging their construction²³.

The Town of Flower Mound included a cluster development, the Cross Timbers Conservation Development District, in their 2013 Master Plan²⁴. The district is identified in their land use map and organizes development to preserve the Cross Timbers ecosystem, other natural systems and scenic views.

A number of non-profit groups and government agencies are working with cities, developers, and individuals throughout the country to promote energetic, livable cities through design and would be a good source for technical information on various design features, community education, and funding as relates to cluster developments and thoroughfare design elements. These include the USDA Office of Sustainable Development (www.usda.gov), the Congress for New Urbanism (<http://www.cnu.org/>), the Urban Land Institute (www.uli.org) and Smart Growth Online (<http://www.smartgrowth.org/>).

4.4.4 Adopt an Environmental Overlay

Two naturally occurring environmental areas in Jonestown should be identified and managed through an Environmental Overlay District – floodplains and steep slopes. The Environmental Overlay identifies certain resources and functional values that provide benefits and protections to the public. This overlay would diminish threats to public health and safety caused by floodwater or by slope erosion and failure due to vegetation removal and would reduce economic losses to private and public property alike.

²² Images retrieved from www.landchoices.org. Extensive information available on that site and from the University of Minnesota Extension office www.extension.umn.edu/

²³ See City of Pearland website at www.cityofpearland.com and digital appendices to this study

²⁴ See Town of Flower Mound Master Plan website at <http://www.flower-mound.com/index.aspx?NID=329>

4.5 Implementation Plan

The Implementation Plan organizes the action items recommended to address each issue identified in the above sections into a timeline for completion. The actions are prioritized by date.

Table 4G: Implementation Plan

Goals and Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
	2017-2020	2021-2024	2025-2027			
Goal 4.1 Adopt a Future Land Use Map						
Adopt a Future Land Use Map to accommodate all predicted possible growth scenarios	X			City	Staff	GEN
Goal 4.2 Create a Town Center District						
Create a town center feasibility plan to understand all possible development scenarios and implications	X			City	N/A	N/A
Adopt a Town Center District ordinance as an overlay zoning district or its own zoning district; adopt design guidelines as a combined document or a separate plan.	X			P&Z	\$2,000 (legal)	GEN
Work with the Economic Development Corporation to create programs and incentives for town center development	X	X	X	City, EDC	Staff	GEN, EDC
Keep the future land use map and information on desired development types on display at city hall and on the city's website	X	X	X	City	N/A	N/A

Goal 4.3 *Create a Scenic View Corridor Overlay to preserve the cherished and valuable views of hill tops and the lake*

Adopt a Scenic View Overlay District	X			P&Z	\$2,000 (legal)	GEN
Adopt a Dark Skies Ordinance	X			P&Z, HCA	\$2,000 (legal)	GEN, Local
Preserve open space through zoning and innovative residential development	X	X	X	P&Z	N/A	N/A

Goal 4.4 *Adopt an Environmental Overlay*

Adopt an Environmental Overlay	X			P&Z	\$2,000 (legal)	GEN
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GEN = Municipal funds; Staff = Staff time; LOCAL = donations of time/money/goods from private citizens, charitable organizations, and local businesses; EDC refers to a future/recommended Jonestown Economic Development Corporation; HCA = Hill Country Alliance, P&Z = Planning and Zoning Commission

4.6 Appendix 4A: Land Use Methodology

GrantWorks, Inc. conducted a land use survey in Jonestown in February 2017. Land use data was collected by driving by every property in the City and ETJ, using aerial imagery available from the Texas Natural Resources Information System (www.tnris.org), and consulting with city staff. *Table 4A: Land Use Classifications* defines the land uses that were chosen to describe property in Jonestown.

Table 4A.1: Land Use Classifications

Classification	Examples
Agricultural / Undeveloped	Fields, farms, forest, open flood plain
Single-Family Residential	Single-family houses, mobile homes
Multifamily Residential	Duplexes, triplexes, apartments, condominiums
Commercial	Stores, mini-storage businesses, offices, including medical offices, and commercial parking lots/facilities
Industrial	Factories, salvage yards, mines, large warehouses, industrial yards and refineries
Institutional	Educational and religious institutions, and hospitals, jails, prisons, and nursing homes, including associated parking lots and recreation/park areas for the institutional use only
Recreational	Developed recreational or open space (public or private), not associated with other uses
Public	Government offices and facilities, water and wastewater facilities, public utilities
ROW	Highway and street right-of-way, railroad right of way
Utility	Private utility, including cell phone towers, electrical stations, transformer stations, etc.

Table 4A.2: Detailed Land Use Tabulation

City Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Commercial	78	1.9%	2%	4.0
Industrial	0.3	0%	0%	0.0
Institutional	9	0%	0%	0.5
Multifamily	26	1%	1%	1.4
Public	7	0.2%	0%	0.3
Recreational	239	6%	5%	12.3
Single-Family	3,851	91%	78%	198.4
Utility	1	0%	0%	0.0
Total for Developed Areas	4,211	100%	85%	217.0
Agricultural, Forest, other Open Space	723		15%	37.2
Citywide Total	4,934		100%	254

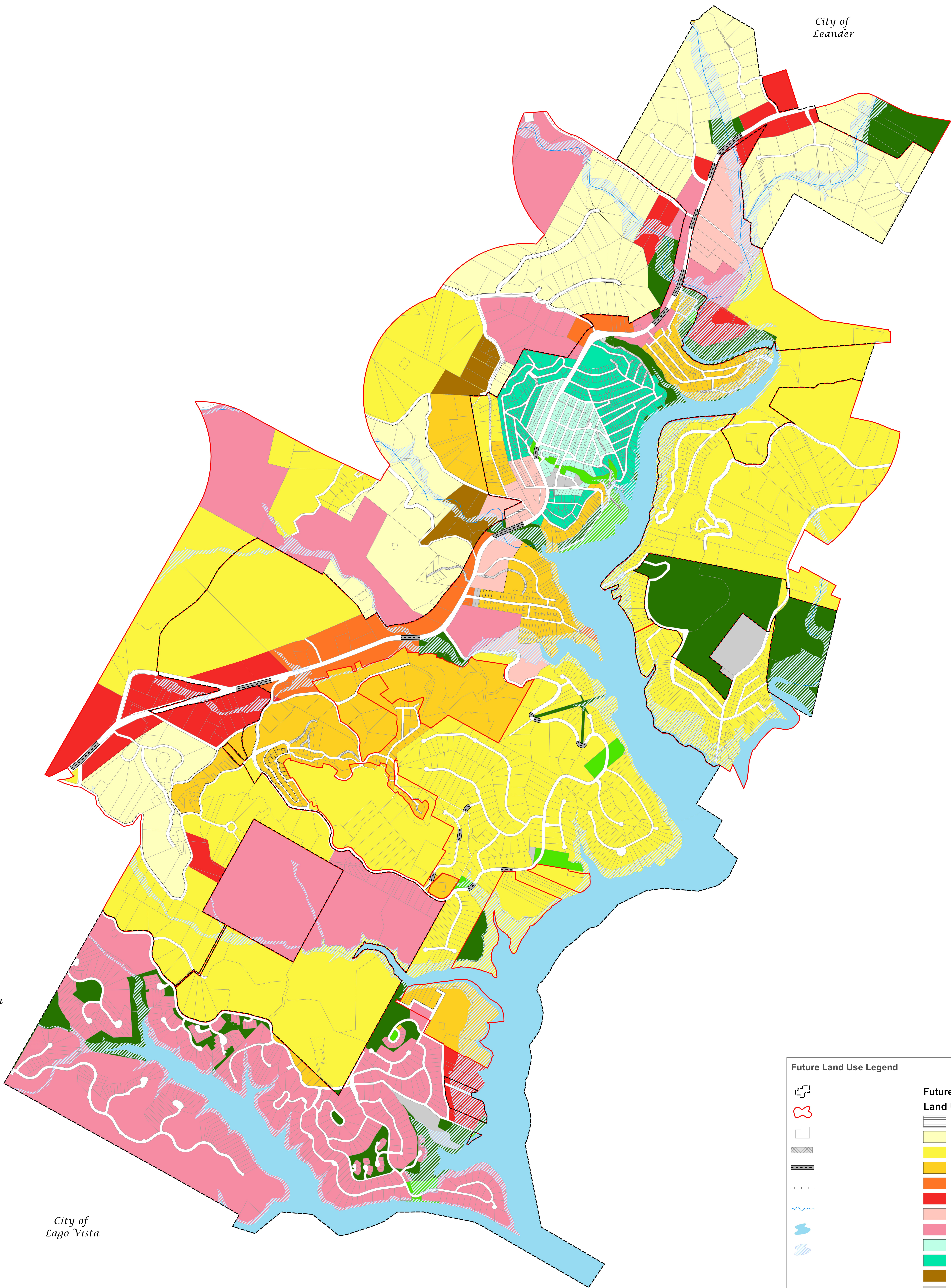
ETJ Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Commercial	151	5.1%	5%	7.75
Institutional	21	1%	1%	1.06
Single-Family	2,746	93%	83%	141.48
Utility	29	1%	1%	1.50
Total for Developed Areas	2,946	100%	89%	151.79
Agricultural, Forest, other Open Space	357		91%	18.39
ETJ Total	3,303		100%	170

Regional Land Use Classification	Acres	% DEV	% TOTAL	Acres/100
Commercial	229	3.2%	3%	11.78
Industrial	0.3	0%	0%	0.02
Institutional	30	0%	0%	1.55
Multifamily	26	0%	0%	1.36
Public	7	0.1%	0%	0.35
Recreational	239	3%	3%	12.31
Single-Family	6,597	92%	80%	339.87
Utility	30	0%	0%	1.53
Total for Developed Areas	7,158	100%	87%	368.76
Agricultural, Forest, other Open Space	1,080		13%	55.64
Regional Total	8,238		100%	424

Source: GrantWorks, Inc. Field Survey, 2017

Note: Values may be rounded to next whole number

4.6 Appendix 4B: Land Use and Development Advisory Committee Final Report

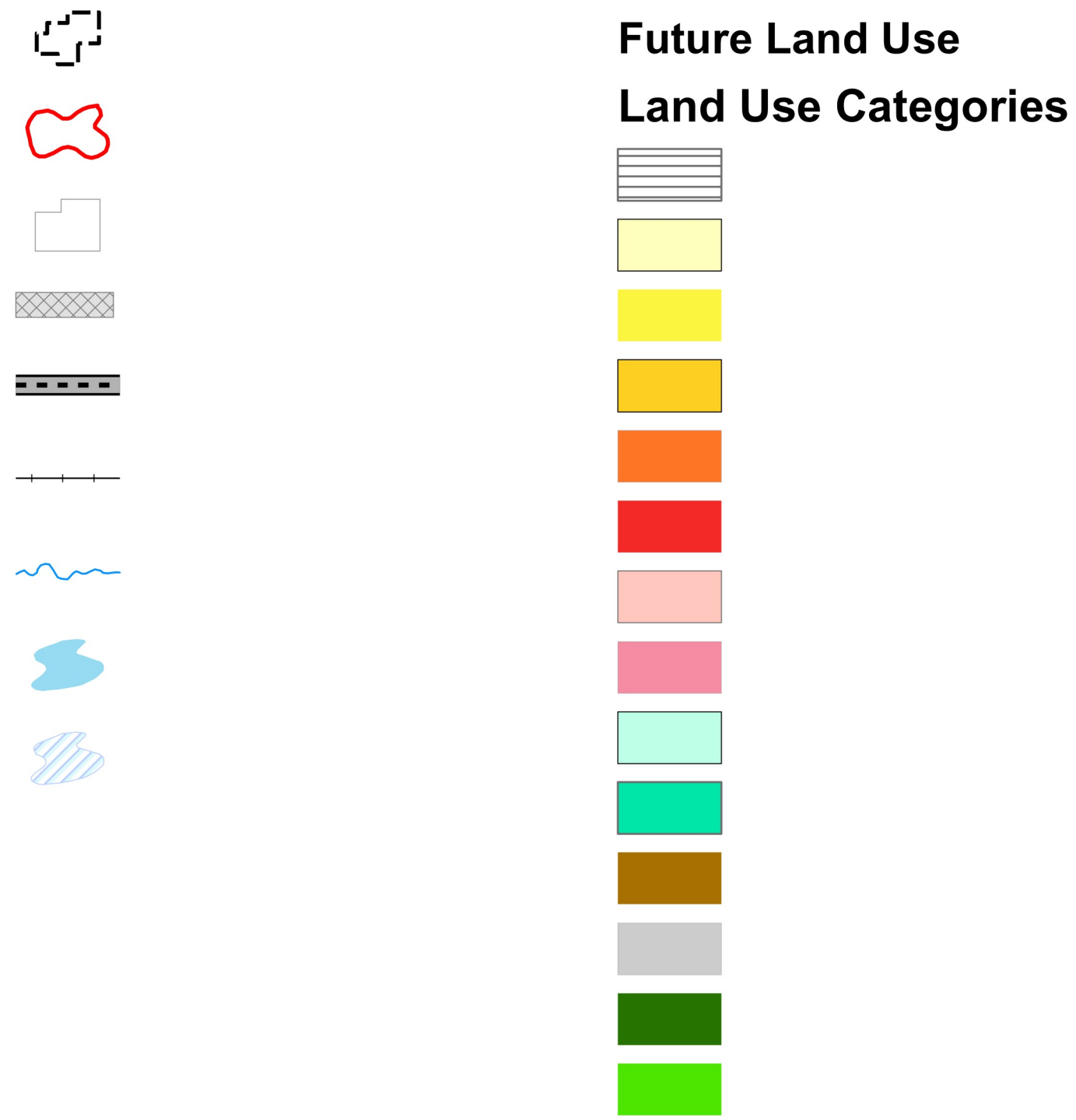


City of
Leander

City of
Lago Vista

City of
Lago Vista

Future Land Use Legend



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This illustration was created using the best available data. Subsequent
additions, edits, & georectification performed by Grantworks, Inc.



City of Jonestown
Travis County, Texas
Map 4B



Travis County, Texas



Travis County

Disclaimer